Addison City Council Meeting

April 8, 2025
Addison Town Hall
5300 Belt Line Road
Dallas, Texas 75254

AMENDED 4/8 at 4:08 PM - Addition of Council Q&A document to WS Item #3a and updated presentation to WS Item #6d

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Email comments may be submitted using the Public Comment Form located on Addison's website by 3:00 PM on the meeting day. The meeting will be live-streamed at www.addisontx.gov.

WORK SESSION

The Addison City Council will convene in the Town Hall Parlor beginning at 5:30 PM.

1. **Call Meeting to Order and Announce that a Quorum is Present.**

2. **Citizen Comments on the Consent Agenda Items.** This item allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. 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 beginning of this item.

3. **Council Member Clarification Requests Regarding Consent Agenda Items.**

   a. Council Questions and Answers

4. **Work Session Reports**

   a. Present and discuss the Addison Airport Master Plan Update.

b. Present and discuss a preview on Taste Addison 2025.

c. Present and discuss the Addison Fire Department's 2024 Annual Report.

d. Present and discuss the Addison Police Department's 2024 Annual Report.

COUNCIL MEETING

The Addison City Council will convene for a Council Meeting beginning at 7:00 PM in the Town Hall Council Chambers.

1. **Pledge of Allegiance.** United States and Texas Flags

2. **Proclamations / Presentations**

   a. City Manager's Announcements

   b. Employee Recognition

   c. Addison Police Department Meritorious Conduct and Preservation of Life Awards

3. **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.

4. **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.

   a. Consider action on the Minutes from the March 25, 2025 City Council Meeting.

   b. Consider action on a Resolution approving the Vision Statement, Key Focus Areas, and Strategic Objectives of the Addison Strategic Plan.

   c. Consider action on a Resolution approving Program Guidelines for the Town's Non-Profit Funding Program.

   d. Consider action on a Resolution approving a bid for services submitted by Parking Systems of America for Addison Special Events (Bid Number 25-93) in an annual amount not to exceed $62,780.00; authorizing the City Manager to execute the bid; and providing an effective date.

   e. Consider action on a Resolution authorizing the Town of Addison to apply for the FY 2026 Motor Vehicle Crime Prevention Authority Taskforce Grant.

   f. Consider a Resolution consenting to a Fuel Farm Sublicense Agreement between RR Investments, Inc. and Addison Hangars, LLC; authorizing the City Manager to execute the Master Licensor’s Consent to Sublicense Agreement evidencing the Town's consent; and providing an effective date.

   g. Consider action on Change Order #3 to the McMahon Contracting, L.P. Addison Airport (ADS) Apron Connectors and Vehicle Services Road contract first entered into and made effective October 22, 2024, in an amount not to exceed $131,749.40; authorizing the City Manager to execute Change Order #3; and providing an effective date.

h. Consider action on a Resolution approving the acceptance of a $763,000 grant under the Infrastructure Investment and Jobs Act for specific qualified airport infrastructure improvements, authorizing the City Manager to execute all necessary contracts and agreements to accept the grant and establishing an effective date.

5. **Public Hearings.**

a. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 5100 Belt Line Road, Suite 612, that is currently zoned Planned Development (PD), through Ordinance Nos. O23-03, to allow indoor baseball inspired games and a restaurant with the sale of alcoholic beverages for on-premises consumption. Case 1928-SUP/5100 Belt Line Road, Suite 612 (Batbox).

b. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 4951 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 1930-SUP/4951 Belt Line Road (Mexican Sugar).

6. **Items for Individual Consideration.**

a. Present, discuss, and consider action on a Resolution approving an agreement with McMahon Contracting, LP for the demolition and reconstruction of Jimmy Doolittle Drive at Addison Airport and authorizing the City Manager to execute the contract in an amount not to exceed $1,513,716.70.

b. Present, discuss, and consider action on a Resolution approving a rental agreement between the Town of Addison and Meridian Rapid Defense Group Rentals LLC for the rental of Mobile Vehicle Barriers for the 2025 special event season and authorizing the City Manager to execute the agreement in an amount not to exceed $122,430.

7. **Items of Community Interest.** The City Council will have this opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition; a reminder about an upcoming event organized or sponsored by the

Town of Addison; information regarding a social, ceremonial, or community event that was or will be attended by an Addison City Council member or an official; and, announcements involving an eminent threat to public health and safety in Addison that has arisen since posting this agenda.

8. **Adjourn Meeting.**

NOTE: The City Council reserves the right to meet in a Closed Meeting at any time during this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551. Any decision held on such matters will be conducted in an Open Meeting following the conclusion of the Closed Meeting.

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: Valencia Garcia, City Secretary
Date posted: April 3, 2025 Time posted: 7:24 PM
Date removed from bulletin board: _____
Removed by: _____

City Council Regular Meeting **3. a.**

Meeting Date: 04/08/2025

Department: City Secretary

AGENDA CAPTION:

Council Questions and Answers

BACKGROUND:

The Council Questions and Answer document, along with any handout(s) provided during the meeting, will be attached below. Due to the requirement to post the agenda prior to these attachments being created, the Council Questions and Answers document will be uploaded just prior to the meeting. Any handouts presented during the meeting will be added on the next business day.

FISCAL IMPACT

N/A

RECOMMENDATION

Information only.

Attachments

Answers to Council Questions - April 8, 2025

Answers to Council Questions – April 8, 2025

Work Session

Item #4a. Present and discuss the Addison Airport Master Plan Update.

Question 1: Can you direct us to recent AMPs completed by Woolpert?

Response:

Airport	Project	Status
Colorado Springs Municipal Airport Colorado Springs Master Plan	Airport Master Plan	Complete
Eagle County Regional Airport (Vail, CO) Eagle County Master Plan	Airport Master Plan	Complete
Beverly Municipal Airport (Boston Area Reliever) Beverly Municipal Airport Master Plan	Airport Master Plan	Complete
La Porte Municipal Airport (Indiana) LaPorte Municipal Airport Master Plan *draft	Airport Master Plan	Complete
Columbus Municipal Airport (Indiana) Columbus Municipal Airport Master Plan	Airport Master Plan	Complete
Ennis Municipal Airport Ennis Municipal Airport Master Plan	Airport Master Plan	Complete
Big Spring-McMahon Wrinkle Airport Big Springs-McMahon Wrinkle Master Plan	Airport Master Plan	Complete

Question 2: The July 2016 AMP references "the recently completed Strategic Plan…..The Strategic Plan was completed by the Town of Addison to establish the broad policies and goals for the long-term development of ADS and established the foundation for this document." Where can we find this Airport Strategic Plan?

Response: The 2016 Airport Strategic Plan can be found here: 2016 Addison Airport Strategic Plan.

Item #4c. Present and discuss the Addison Fire Department's 2024 Annual Report.

Answers to Council Questions – April 8, 2025

Question 1: Where can we find the Addison Fire Department's 2023 Annual Report?

Response: The Addison Fire Department's 2023 Annual Report can be found here: AFD 2023 Annual Report.

Consent Agenda

Item #4e. Consider action on a Resolution authorizing the Town of Addison to apply for the FY 2026 Motor Vehicle Crime Prevention Authority Taskforce Grant.

Question 1: The item is unclear as to what is being applied for. It looks like application for a grant, but what is the actual amount or expected range of the amount?

Response: The Motor Vehicle Crime Prevention Authority Grant is a state-funded grant that enables agencies to receive funding for programs and initiatives aimed at combating vehicle theft. The Town will request $282,040.00 to replace and upgrade the current LPR cameras with FLOCK LPR cameras. This resolution only allows us to apply for the grant. If awarded, staff will bring this item back to the council for the purchase of the new equipment.

Item #4g. Consider action on Change Order #3 to the McMahon Contracting, L.P. Addison Airport (ADS) Apron Connectors and Vehicle Services Road contract first entered into and made effective October 22, 2024, in an amount not to exceed $131,749.40; authorizing the City Manager to execute Change Order #3; and providing an effective date.

Question 1: Was there contingency on this project?

Response: There was no contingency allowance provided for in the base contract for this project.

Change Orders #1 and #2 related to undocumented infrastructure (buried stormwater line) discovered during construction that required replacement. Each of the change orders was approved under the Airport Director's delegated authority.

Change Order #3 has been submitted to the Council for approval to address nearby drainage areas with erosion issues that are unrelated to the Addison Airport Apron Connectors and Vehicle Services Road project. Change Order #3 aims to address the erosion problems by utilizing the services of the project contractor, McMahon Contracting L.P., while they are still onsite and mobilized.

The revised McMahon Contracting, L.P. contract, which includes the three change orders,

remains within the allocated Airport funds designated for the Addison Airport Apron Connectors and Vehicle Services Road project, as well as any statutory limitations.

Individual Consideration

Item #6a. Present, discuss, and consider action on a Resolution approving an agreement with McMahon Contracting, LP for the demolition and reconstruction of Jimmy Doolittle Drive at Addison Airport and authorizing the City Manager to execute the contract in an amount not to exceed $1,513,716.70.

Question 1: What is the background history of this item? Is it part of another plan or study? When was it presented and approved? How much was approved? What budget is it coming out of?

Response: Jimmy Doolittle is a municipal roadway owned by the Town of Addison that was constructed prior to the Keller Springs Toll Tunnel. Over the past 20 years, it has experienced deterioration that the Town has tried to maintain with isolated repairs. Over the past five years the deterioration of the roadway accelerated with the construction traffic for the new Town facility housing the Airport offices, the Customs and Border Protection (CBP) facility and the new MillionAir apron expansion. Staff is now requesting approval of the McMahon contract to demolish and reconstruct this roadway with the total amount under the engineer's estimate.

This project is included in the five-year capital improvement program that was adopted by Council in FY2023. The Town sold $1.55 million in Certificates of Obligation (CO) in Summer 2023 for the construction portion of the project. The project has been briefly discussed during each budget process and during the CO sale process in 2023. The total project budget is $1,687,000 with $137,000 in operating funds in addition to the CO proceeds.

Item #6b. Present, discuss, and consider action on a Resolution approving a rental agreement between the Town of Addison and Meridian Rapid Defense Group Rentals LLC for the rental of Mobile Vehicle Barriers for the 2025 special event season and authorizing the City Manager to execute the agreement in an amount not to exceed $122,430.

Question 1: Is this a planned expenditure? Was this part of a budget? Has this been discussed at council meetings in the past?

Response: No, this is not a planned expenditure nor part of the budget. As such, it has not been discussed at past council meetings. Last year, to determine if these barriers would be a viable option for addressing vehicle mitigation at our events, staff deployed a small number

of barriers during KaboomTown! and Oktoberfest. Due to the number of barriers deployed, the amount did not rise to the threshold that required Council approval. As we approach the 2025 special event season, we would like to address vehicle mitigation for the entire event site. The rental agreement for the number of barriers needed to completely encompass the site for all three events will require Council approval.

Question 2: Was there an RFP (or similar mechanism) for this? Can staff share with the council what assurance was gathered of competitive pricing?

Response: The cost for the rentals is the General Services Administration (GSA) agreed upon price. As such, an RFP or competitive bid process was not necessary. Staff researched other barrier options but only this vendor offered a vehicle barrier that allowed pedestrians to walk through the barriers while still mitigating vehicle access.

City Council Regular Meeting **4. a.**

Meeting Date: 04/08/2025

Department: Airport

Key Focus Areas: Mobility and Connectivity

AGENDA CAPTION:

Present and discuss the Addison Airport Master Plan Update.

BACKGROUND:

The Federal Aviation Administration (FAA) requires airports that receive federal funding to maintain an updated Airport Master Plan (AMP). Addison Airport's most recent AMP update began in 2014 and concluded in 2016. Council approved the acceptance of an Airport Improvement Program (AIP) grant from FAA, administered by the Texas Department of Transportation - Aviation Division (TxDOT Aviation), at the July 25, 2023 meeting. This grant, in the amount of $1,050,000 includes a 10% matching share from the Airport Fund. It will fund a new AMP update.

In an RFQ process managed by TxDOT Aviation, Addison staff selected Woolpert as the consultant for the AMP update. Public participation in the process is required by FAA.

Two committees have been established to drive the AMP update. First is the Executive Committee, which includes the consultant team, Addison staff, and representatives of TxDOT Aviation. The Executive Committee is responsible for the overall administration and management of the project. Second is the Project Steering Committee (PSC), which is composed of stakeholders from the airport and the community. The primary function of the PSC is to serve as the vehicle for public participation and input during the AMP update process.

The Woolpert team will update Council with a project overview, the master plan process, project steering committee discussions, scheduling, and next steps.

FISCAL IMPACT

There is no fiscal impact for the AMP update this year. Council approved the acceptance of an Airport Improvement Program (AIP) grant from FAA, administered by TxDOT Aviation at the July 25, 2023 meeting to fund the AMP update. This grant, in the amount of $1,050,000 included a 10% matching share from the Town that was paid last year out of the Airport Fund.

RECOMMENDATION

Information only.

Attachments

Presentation - Airport Master Plan

ADS

AIRPORT MASTER PLAN

ADDISON®

Airport Master Plan Kick-Off Presentation

April 8, 2025

James Miklas, Woolpert Team Project Manager



Your Project Team

Project Lead

International AEG firm with over 350 Aviation Professionals and Technical Experts

- Airport Master Planning / Vertiport Siting Analysis
- Aeronautical Survey Data Collection and Obstruction Analysis
- Airport Drainage and Stormwater Study
- GIS-Based Airport Layout Plan (ALP) and Exhibit-A
- Environmental Considerations
- Key Deliverables: Project Video / Project Fact Sheet / Executive Summary / Website

Community Outreach

Fort Worth-based Communications, Consensus Building, and Strategy Development Experts (NCTCOG)

- Community Meetings / Community Surveys / Steering Committee
- Social Media Updates / Media Releases

Financial Analysis

Economic and Financial Planning Experts

- Scenario-Based Financial Feasibility Analyses

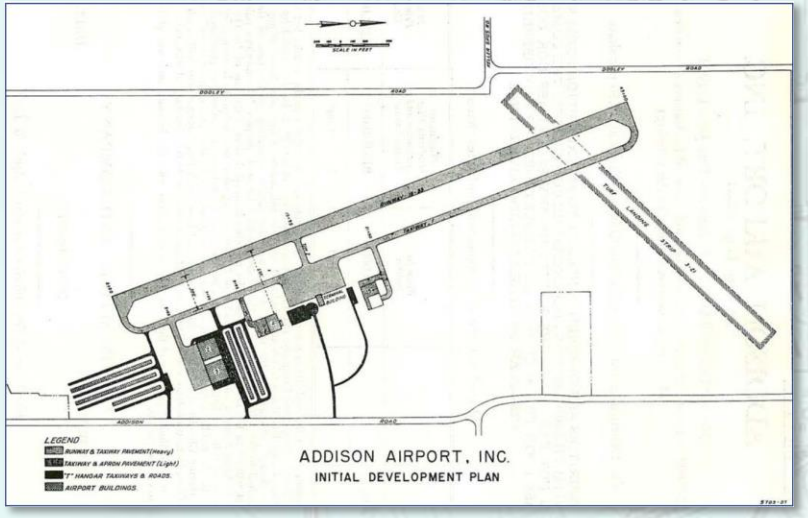
Addison Airport Origins

- Opened as the “World’s Largest Exclusively Executive Airport” in 1957 on a 400-acre site in undeveloped northern suburbs of Dallas; it included two runways and was privately funded.
- Control tower was commissioned in 1961.
- In 1976, FAA facilitated the Town of Addison in acquiring ADS as means to preserve the airport as an important contributor to the state and national air transportation systems.









WOOLPERT

Where Have We Been

- During the 1970s, extensions made to primary runway to total length of 7,203’, taxiways constructed, and the crosswind runway closed.
- Continuous story of safety, operational, and efficiency improvements, including EMAS, Administration Building, Taxiway B, FBOs, U.S. Customs, among others.
- 2018 TxDOT study estimated that ADS generated 3,212 jobs, $147M payroll, and $467.4M in economic activity











WOOLPERT

Where We Are Today



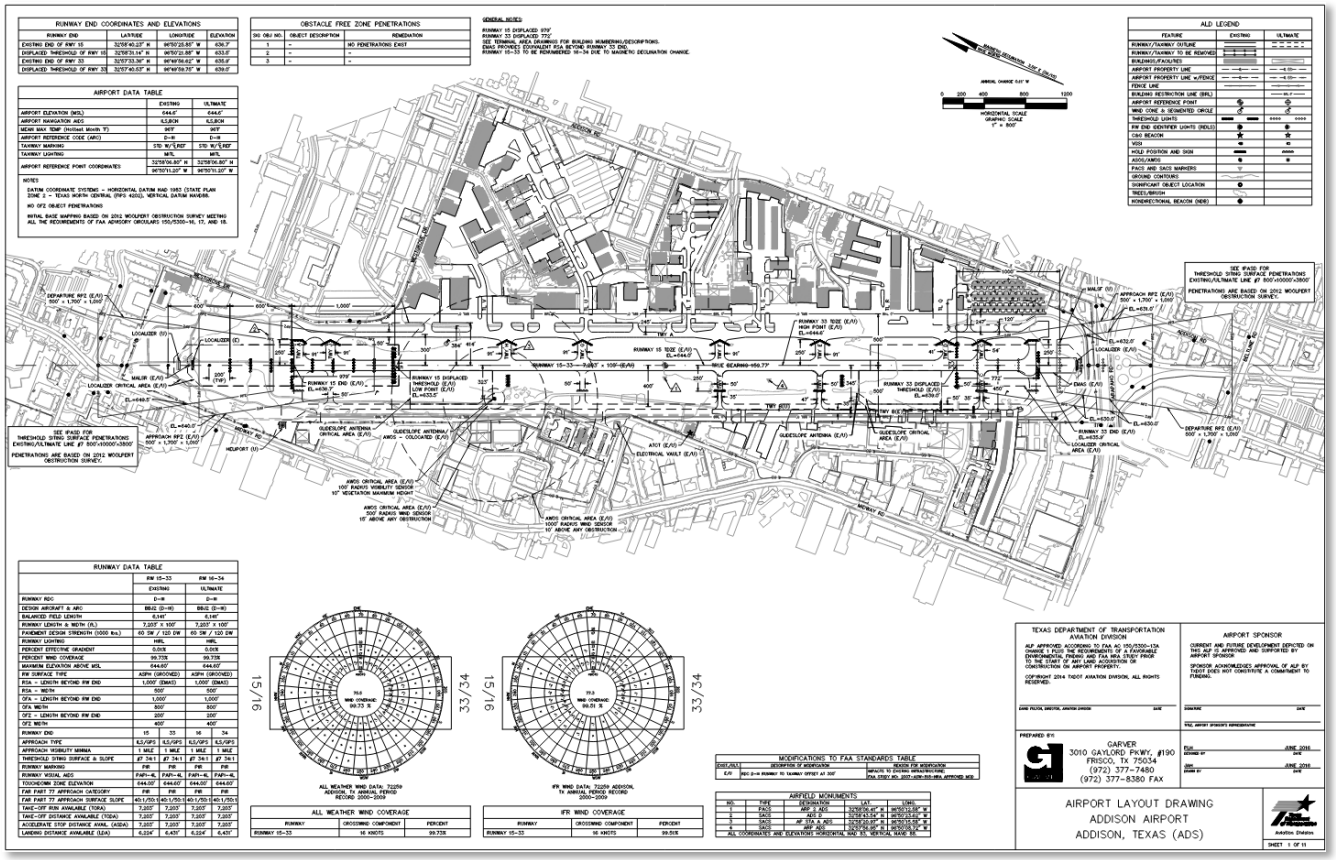
- **ADS Airport Strategic Plan (2013)**
  - Set the current Vision for Addison Airport
  - Implementation Policies, Strategies, and Tactics
- **ADS Airport Master Plan (2014-2016)**
  - Established Action Plan – Ph 1
- **ADS Airport Master Plan (2025-2026)**
  - Continue to implement ADS Vision
  - **This is YOUR Airport Master Plan**
  - Stakeholder and Community Input is Key
  - Balancing competing interests

WOOLPERT

Why Do We Master Plan Airports?

- The Master Plan is a systematic approach to the Airport's overall maintenance, development, and operation over the next 20 years
- This planning effort is designed to identify and then plan for current and future airport activity in advance of the actual demand for new facilities
- A Master Plan must:
  - Help ensure the safe and orderly development of ADS
  - Be reflective of community values and goals
  - Include a purposeful, inclusive, and educational process

- Requirements:
  - TxDOT funds but only approves the forecast and the Airport Layout Plan (ALP)
  - All airport development must be consistent with the ALP
  - TxDOT will conditionally endorse projects (following ALP and during annual CIP process) pending environmental approvals



WOOLPERT

Key Planning Considerations

Planning Is Not Prejudicial

- TxDOT and FAA mandate against predetermined outcomes
- The plan must be based on current conditions, community input, and forecasts

Master Plan Inclusions

- Establish future facility needs
- Measure aviation demand
- Create the Airport Layout Plan (ALP) set
- Identify funding opportunities and strategies
- Integrate relevant environmental considerations/opportunities
- Identify compliance issues/recommendations

Master Plan Exclusions

- Marketing strategies or management of the airport
- Formal business planning

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Master Plan Process



Other Plan Features

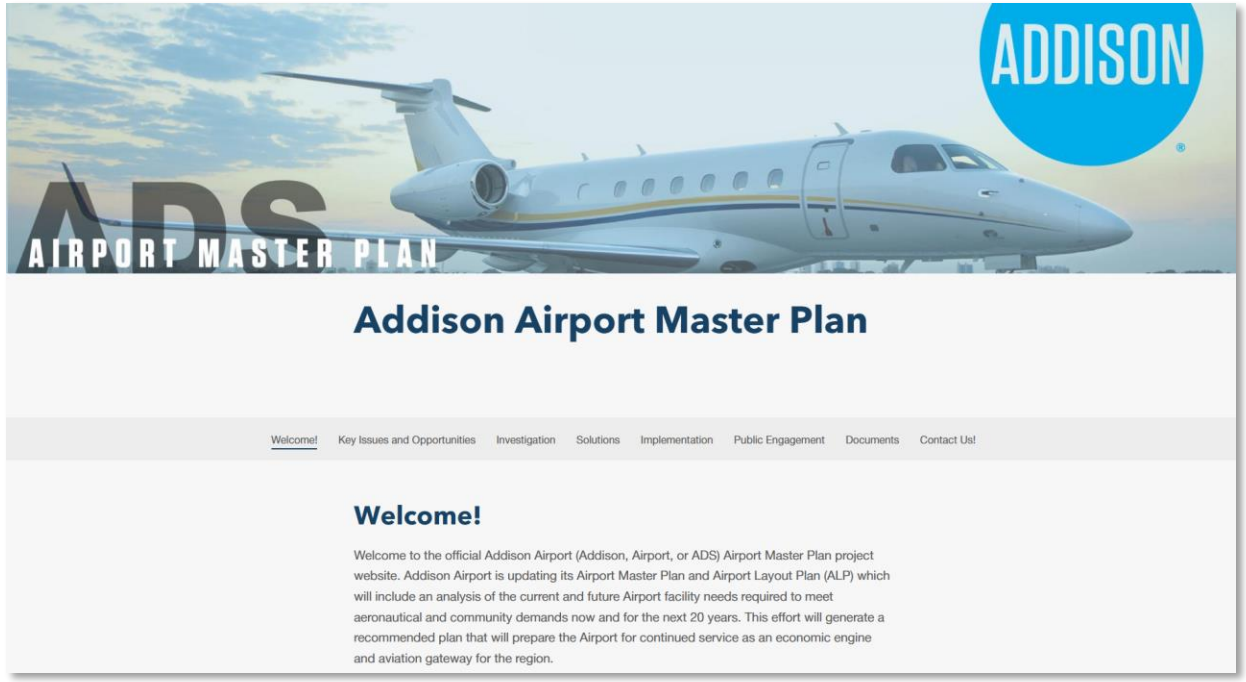
- Financial Feasibility Analysis
- Vertiport Siting Analysis
- Environmental Analyses
- Project Video
- Project Fact Sheet / Executive Summary
- Aeronautical Survey Data Collection and Obstruction Analysis
- Airport Drainage and Stormwater Study
- GIS-Based Airport Layout Plan (ALP) and Exhibit-A

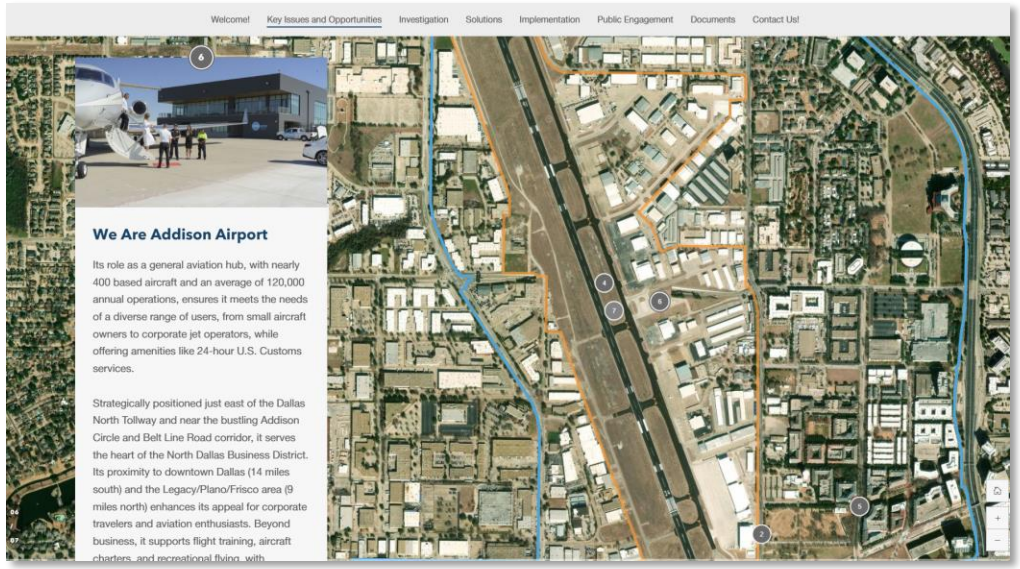
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Community Outreach

- City Council Briefings
- Project Executive Committee (PEC)
- Project Steering Committee (PSC)
- Community Meetings
- Community Surveys
- User/Tenant Surveys
- Social Media Updates
- TxDOT/FAA collaboration
- Project website:

www.addisonairportmasterplan.com





WOOLPERT

Project Schedule / Next Steps / Questions

The Airport Master Plan is traditionally a 12 to 18 month process and includes:

- Four (4) Project Executive Committee (PEC) meetings
  - Key project guidance and decision-making committee comprised of ADS, Town, and TxDOT representatives
  - Meeting 1 – Kickoff - April 1, 2025
  - Meeting 2 – Projected for June 2025
- Four (4) Council Presentations and Project Steering Committee (PSC) meetings
  - Key stakeholder input and project deliverables review committee comprised of stakeholders selected by the City Council
  - Meeting 1 – Kickoff - April 8, 2025
  - Meeting 2 – Projected for June 2025
- Three (3) Community meetings
  - Opportunities for input for airport tenant community & surrounding community at-large
  - Meeting 1 – Projected for June 2025

WOOLPERT

Questions?



City Council Regular Meeting **4. b.**

Meeting Date: 04/08/2025

Department: Special Events

Key Focus Areas: Vibrant and Active Community

AGENDA CAPTION:

Present and discuss a preview on Taste Addison 2025.

BACKGROUND:

Staff will share a preview with City Council on the upcoming Taste Addison event that will take place April 25-27, 2025. Presentation will include information regarding tickets, entertainment, activities, participating restaurants and marketing.

FISCAL IMPACT

Taste Addison is funded by the Hotel Fund and was included in the FY2025 budget.

RECOMMENDATION

Information only. No action required.

Attachments

Presentation



ADDISON

April 8, 2025

Abby Morales
Special Events & Theatre Director

Taste Addison

An Experience for Every Vibe

APRIL 25-27

Addison Circle Park

FRIDAY	SATURDAY	SUNDAY
6p – 12a	12p – 12a	12p – 6p



CELEBRATING 30 YEARS!

EATS.
BEATS.
ARTISTIC
TREATS.



$20



$250



$10

AT GATE

GROUP TICKETS $8

KIDS (6-12) $5

ADDISON RESIDENTS

$15

KIDS (6-12)

$8

SENIORS (6o+)

VETERANS

PRE-SALE



8

HOTEL PACKAGES

PARTICIPATING HOTELS!

- (4) GENERAL ADMISSION TICKETS
- 30th ANNIVERSARY COMMEMORATIVE POSTER

VIP PACKAGE INCLUDES:

- ADMISSON ALL 3- DAYS
- VIP LOUNGE ACCESS NEAR WFAA MAIN STAGE
- (3) DRINKS EACH DAY
- (1) CHOW HALL PASS
- SCHEDULED TASTE BITES:

FRIDAY	SATURDAY	SUNDAY
7P 8P	2P 4P 6P 8P	2P 4P

- DESSERT BAR EACH NIGHT
- UNLIMITED SODAS AND WATER
- AIR-CONDITIONED PRIVATE RESTROOMS
- $35 MERCH VOUCHER TO BE REDEEMED AT THE FESTIVAL MERCH STORE

PROMOS ----


BRING 3 CANNED GOODS FOR
$3 off
ADMISSION
benefitting:
metrocrest services
Taste Addison
An Experience for Every Vibe


VETERANS
1/2 OFF
ADMISSION
compliments of:
DALLAS PARKWAY
CLEANERS


Taste Addison
An Experience for Every Vibe
APRIL 25 - 27
GROUP TICKETS
$8 FOR GROUPS OF 20 +


kids
in free
SUNDAY


CELEBRATING
30
YEARS!

PRE-EVENTS ----


Taste Wellness
STRETCH LAB
PHASIOFIT
North Dallas SMILES
beem
LIGHT SAUNA
ADDISON OUTDOORS
Taste Addison
Saturday, April 5th
8am - 12pm
Addison Circle Park


ONCOR
PRESENTS
2ND ANNUAL
TASTE on the TARMAC
Taste Addison
ADDISON
CHAMBERLAIN'S STEAK & FISH
cfb
GalaxyFBO
FRIDAY, APRIL 11 5:00P – 9:00P
GALAXY FBO – ADDISON AIRPORT

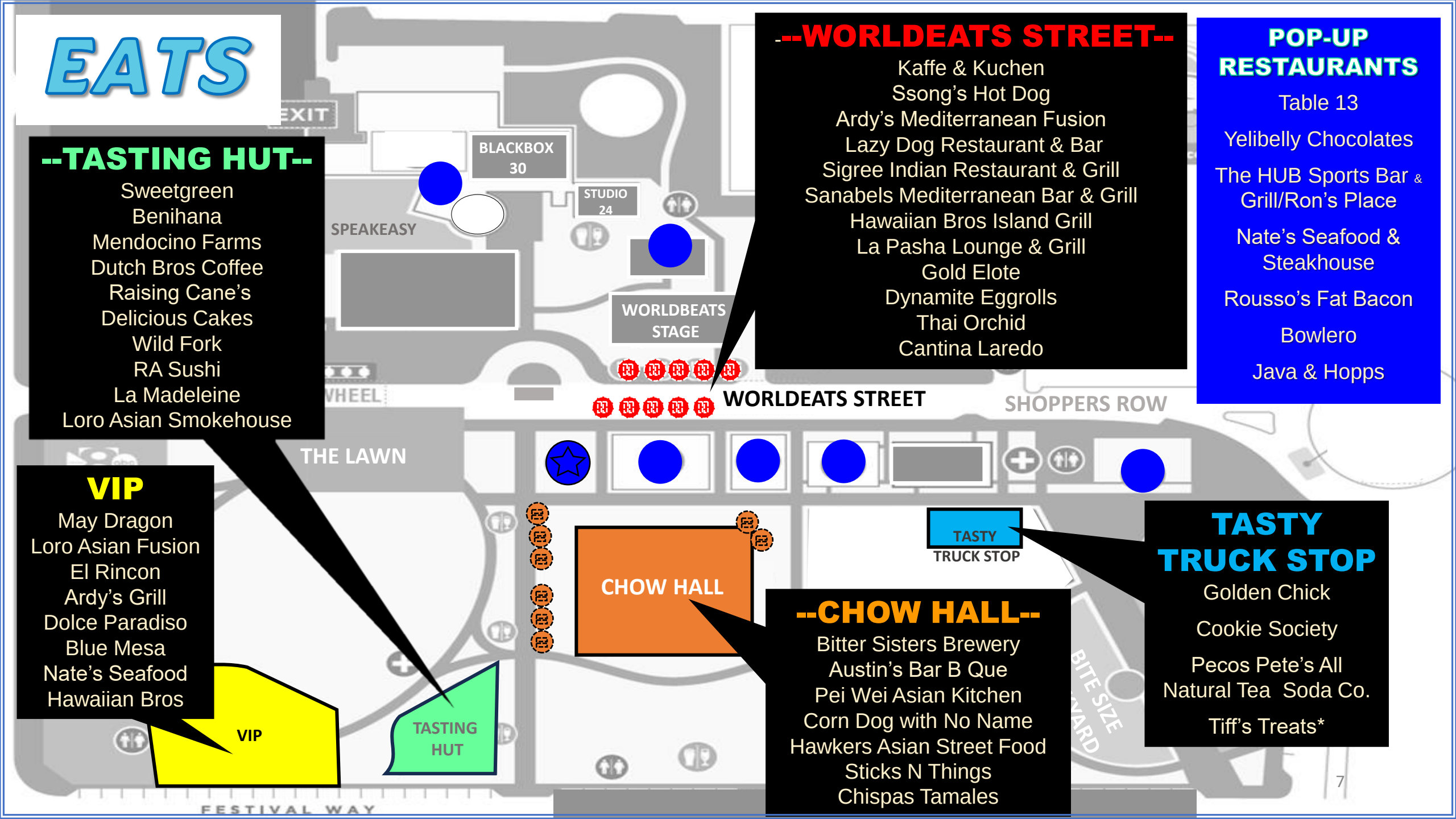

SQUEEZEBOX BANDITS
CLEGHORN
Taste Addison TAKEOVER
PENNY & THE FLAMETHROWERS
JASON KYLE WICKENS
"Live at Love"
Dallas Love Field
Friday, April 18
11:00a-2:45p

CELEBRATING 30 YEARS!

EATS!

(& DRINKS!)

EATS



--TASTING HUT--

Sweetgreen
Benihana
Mendocino Farms
Dutch Bros Coffee
Raising Cane's
Delicious Cakes
Wild Fork
RA Sushi
La Madeleine
Loro Asian Smokehouse

--WORLDEATS STREET--

Kaffe & Kuchen
Ssong's Hot Dog
Ardy's Mediterranean Fusion
Lazy Dog Restaurant & Bar
Sigree Indian Restaurant & Grill
Sanabels Mediterranean Bar & Grill
Hawaiian Bros Island Grill
La Pasha Lounge & Grill
Gold Elote
Dynamite Eggrolls
Thai Orchid
Cantina Laredo

POP-UP RESTAURANTS

Table 13
Yelibelly Chocolates
The HUB Sports Bar & Grill/Ron's Place
Nate's Seafood & Steakhouse
Rousso's Fat Bacon
Bowlero
Java & Hopps

VIP

May Dragon
Loro Asian Fusion
El Rincon
Ardy's Grill
Dolce Paradiso
Blue Mesa
Nate's Seafood
Hawaiian Bros

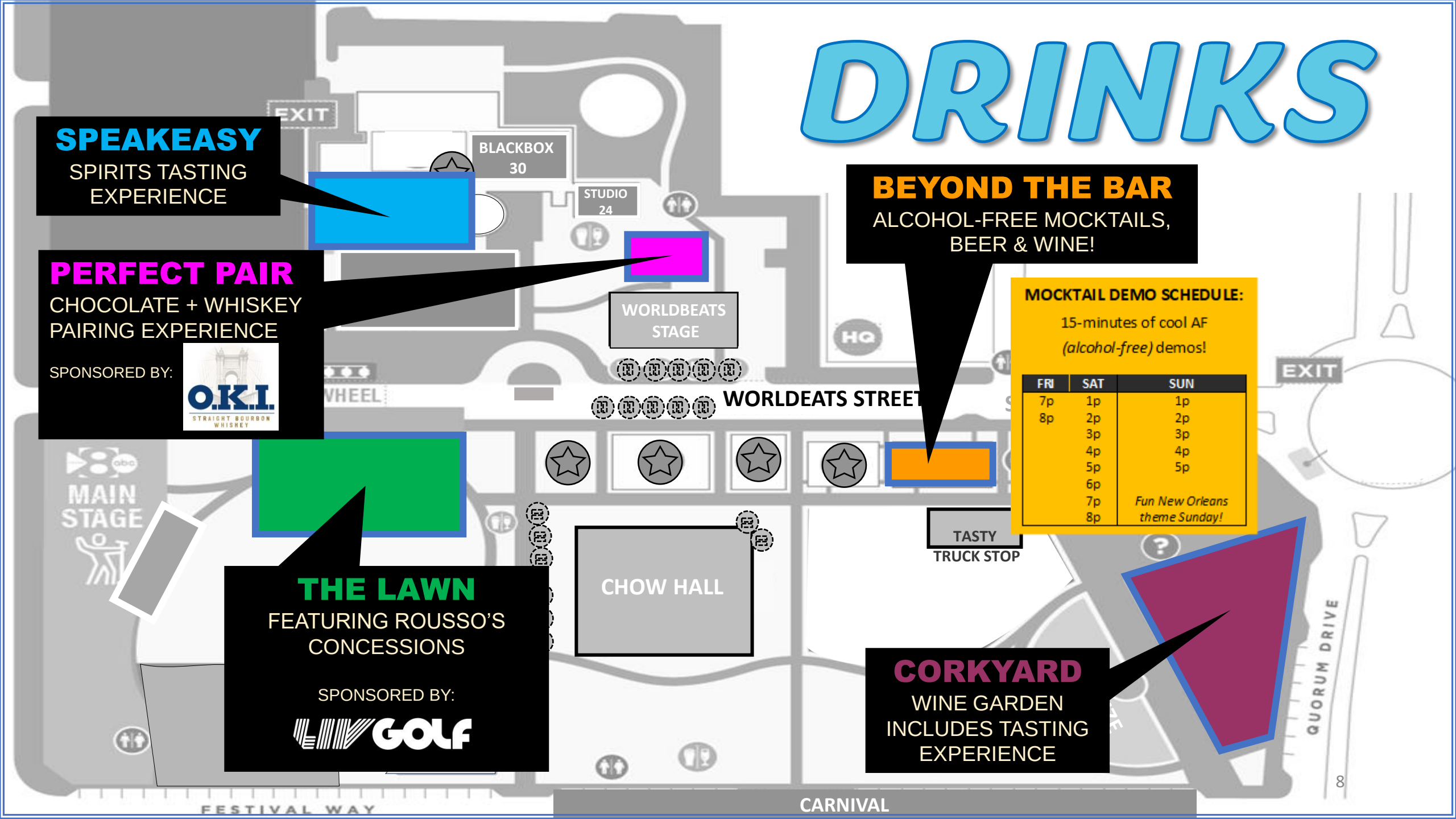
--CHOW HALL--

Bitter Sisters Brewery
Austin's Bar B Que
Pei Wei Asian Kitchen
Corn Dog with No Name
Hawkers Asian Street Food
Sticks N Things
Chispas Tamales

TASTY TRUCK STOP

Golden Chick
Cookie Society
Pecos Pete's All Natural Tea Soda Co.
Tiff's Treats*

DRINKS



SPEAKEASY
SPIRITS TASTING EXPERIENCE

PERFECT PAIR
CHOCOLATE + WHISKEY PAIRING EXPERIENCE

SPONSORED BY: O.K.I. STRAIGHT BOURBON WHISKEY

BEYOND THE BAR
ALCOHOL-FREE MOCKTAILS, BEER & WINE!

MOCKTAIL DEMO SCHEDULE:

15-minutes of cool AF *(alcohol-free)* demos!

FRI	SAT	SUN
7p	1p	1p
8p	2p	2p
	3p	3p
	4p	4p
	5p	5p
	6p	
	7p	*Fun New Orleans theme Sunday!*
	8p	

THE LAWN
FEATURING ROUSSO'S CONCESSIONS

SPONSORED BY: LIV GOLF

CORKYARD
WINE GARDEN INCLUDES TASTING EXPERIENCE

--- EATS LINE-UP ----

CHOW HALL: Bitter Sisters Brewery | Austin's Bar B Que | Chispas Tamales
Pei Wei Asian Kitchen | Corn Dog with No Name | Hawkers Asian Street Food | Sticks N Things

TASTY TRUCK STOP: Golden Chick | Cookie Society | Pecos Pete's Tea
Tiff's Treats

WORLDEATS STREETS: Kaffe & Kuchen | Ssong's Hot Dog
Ardy's Mediterranean Fusion | Lazy Dog Restaurant & Bar | Sigree Indian Restaurant & Grill
Sanabels Mediterranean Bar & Grill | Hawaiian Bros Island Grill | La Pasha Lounge & Grill
Gold Elote | Dynamite Eggrolls | Thai Orchid | Cantina Laredo

TASTING HUT: Sweetgreen | Benihana | Mendocino Farms | RA Sushi
Raising Cane's | Delicious Cakes | Wild Fork | Dutch Bros Coffee | La Madeleine
Loro Asian Smokehouse

POP-UP RESTAURANTS: Table 13 | Bowlero
Yelibelly Chocolates | The HUB Sports Bar & Grill/Ron's Place | Nate's Seafood & Steakhouse
Rousso's Fat Bacon | Java & Hopps

VIP: May Dragon | El Rincon Mexican Kitchen
Dolce Paradiso Bakery | Ardy's Grill | Blue Mesa | Loro Asian Fusion

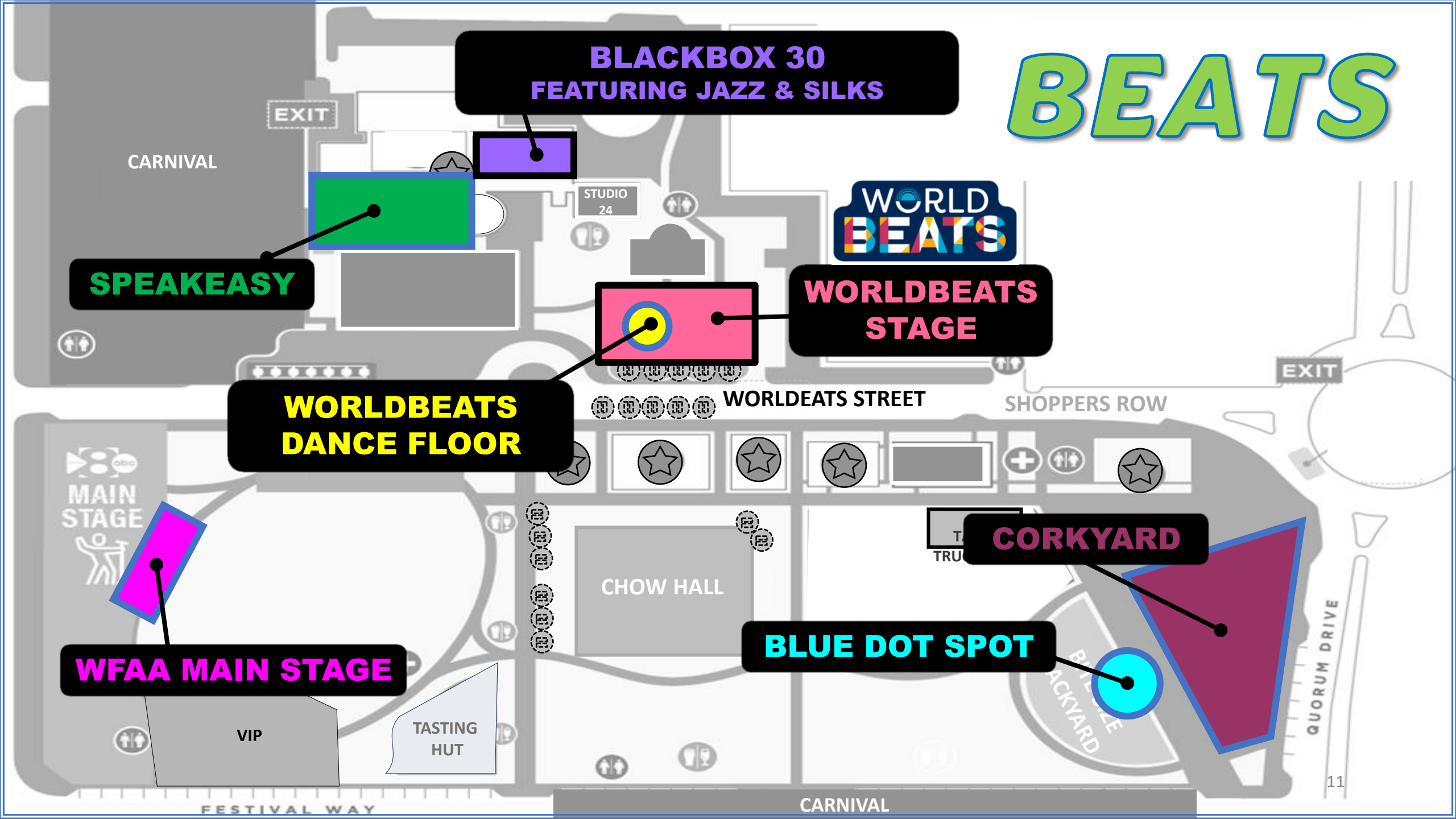
TASTE ON THE TARMAC: Chamberlain's Steak& Chop House

CFBISD Culinary HS Students

WALL OF ART: Kenny's Wood Fired Grill

CELEBRATING 30 YEARS!

BEATS!


BEATS
BLACKBOX 30
FEATURING JAZZ & SILKS
SPEAKEASY
WORLDBEATS STAGE
WORLDBEATS DANCE FLOOR
WFAA MAIN STAGE
CORKYARD
BLUE DOT SPOT
EXIT
CARNIVAL
STUDIO 24
WORLD BEATS
WORLDEATS STREET
SHOPPERS ROW
EXIT
MAIN STAGE
CHOW HALL
VIP
TASTING HUT
QUORUM DRIVE
FESTIVAL WAY
CARNIVAL

-- WFAA MAIN STAGE --



SILVERSUN PICKUPS



HOOBASTANK



WADE BOWEN



BAD SUNS



FASTBALL



POO LIVE CREW



PENNY & THE FLAMETHROWERS



SQUEEZEBOX BANDITS



JASON KYLE WICKENS



DINGOS



SUZY & THE SISSIES

WORLD BEATS

STAGE + DANCE FLOOR



LOS GRAN REYES



UNFADED BRASS BAND



CLEGHORN



THE ALL AROUND CZECHS



JAY-B & THE ZYDECO POSSE



WATUSI



ISAAC SLOAN & THE SOUND BRIGADE



IDOLJOB

COLOMIBA I BRAZIL I PHILLIPINES I UKRAINE I KOREA I INDIA I MEXICO
IRELAND I BULGARIA I CHINA I POLAND



















CELEBRATING 30 YEARS!

ARTISTIC TREATS!

ARTISTIC TREATS! + FAMILY VIBES!

CARNIVAL

STUDIO 24



SPEAKEASY

KENNY'S WOOD FIRED GRILL

WALL OF ART

RLDBEATS STAGE

WORLD BEATS

FERRIS WHEEL

WORLDEATS STREET

EXIT

SHOPPERS ROW

PINATA DROP – SUNDAY 1:30P

AWN

SILKS AERIALISTS:

FRIDAY	SATURDAY	SUNDAY
7:30p	1:30p	1:30p
9:30p	3:30p	
	5:30p	3:30p
	7:30p	
	9:30p	

TASTY TRUCK STOP

SIP & STROLL ART WALK

BLUE DOT SPOT

VIP

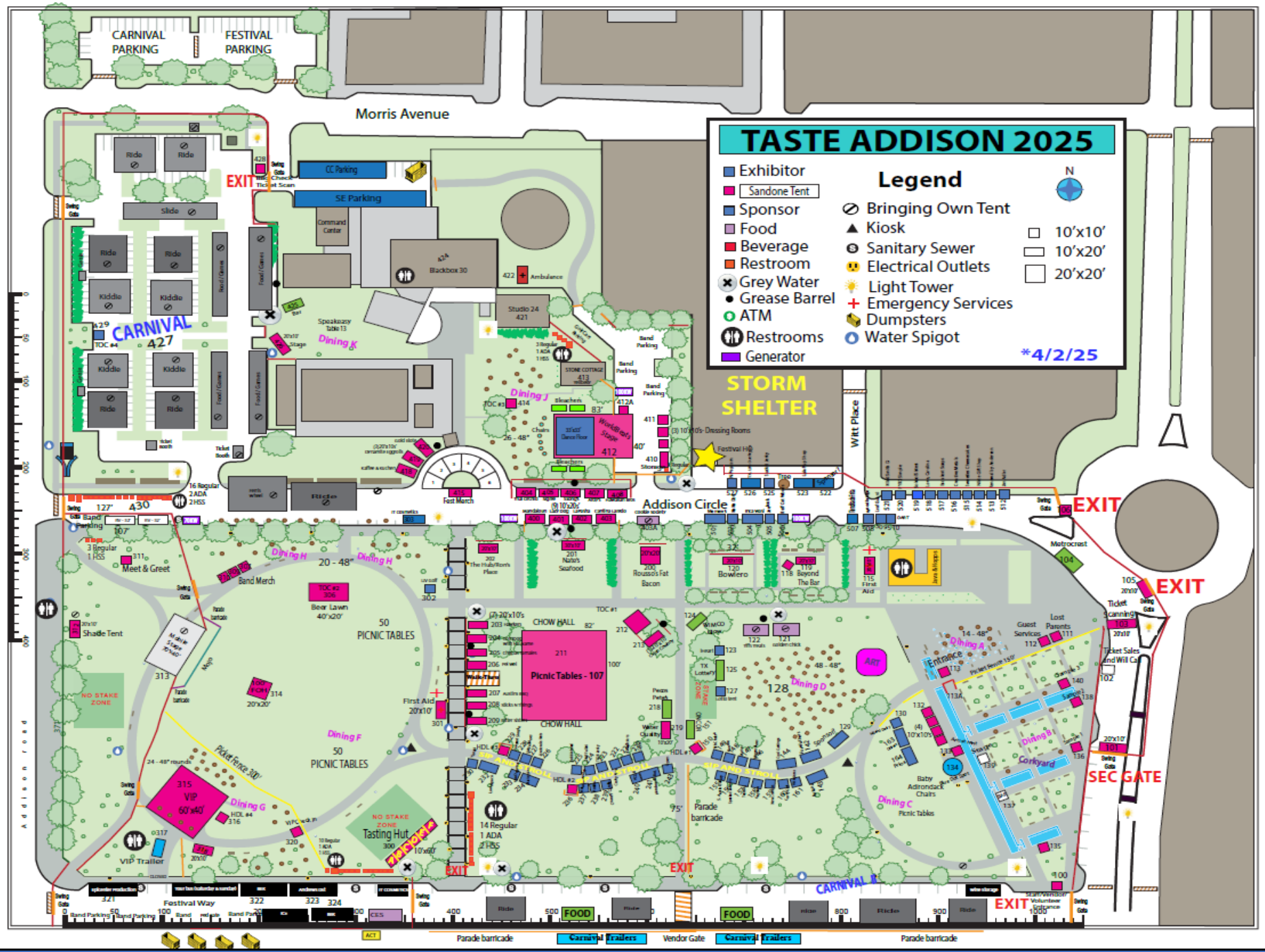
TASTING HUT

BITE SIZE BACKYARD

QUORUM DRIVE

FESTIVAL WAY

CARNIVAL


TASTE ADDISON 2025
Legend
Exhibitor
Sandone Tent
Sponsor
Food
Beverage
Restroom
Grey Water
Grease Barrel
ATM
Restrooms
Generator
Bringing Own Tent
Kiosk
Sanitary Sewer
Electrical Outlets
Light Tower
Emergency Services
Dumpsters
Water Spigot
10'x10'
10'x20'
20'x20'
N
*4/2/25
CARNIVAL PARKING
FESTIVAL PARKING
Morris Avenue
STORM SHELTER
Addison Circle
Witt Place
Motocrest
CARNIVAL
427
430
Dining K
Dining J
Dining H
Dining F
Dining G
Dining D
Dining A
Dining B
Dining C
Corkyard
50 PICNIC TABLES
Picnic Tables - 107
CHOW HALL
Bear Lawn 40'x20'
Band Merch
Meet & Greet
Shade Tent
315 VIP 60'x40'
VIP Trailer
Tasting Hut 10'x40'
First Aid 20'x10'
Festival Way
Parade barricade
Carnival Trailers
Vendor Gate
FOOD
EXIT
SEC GATE
Ticket Scanning
Ticket Sales and Will Call
Guest Services
Lost Parents
Entrance
Baby Adirondack Chairs
Picket Fence 30'
NO STAKE ZONE


PARKING VIBES!
N
N. MORRIS
CARNIVAL
Airport
Artist Way
Goodman Ave
Pascal Pl
Parkjview Pl
Morris Ave
Witt Pl
Quorum Dr
Mildred Pl
Spectrum Dr
Addison Circle
Addison Road
Taste Addison
An Experience for Every Vibe
Festival Way
Lewis Pl
Circle 2
DALLAS NORTH TOLLWAY
McEntire Pl
DART
Julian St
Millennium Garage
Arapaho Rd
Colonnade Garage

CELEBRATING 30 YEARS!

ADDITIONAL VIBES

PAID EXPERIENCES ---

Taste Addison
An Experience for Every Vibe

SPEAKEASY

FOUR (4) .5oz POURS

Taste Addison
An Experience for Every Vibe

The Corkyard

SIX (6) 1oz POURS

Taste Addison
An Experience for Every Vibe

THE PERFECT PAIR

CHOCOLATE + WHISKEY / WINE
TASTING EXPERIENCE

$20

Taste Addison
An Experience for Every Vibe

CHOW HALL

FOUR (4) TASTE BITES

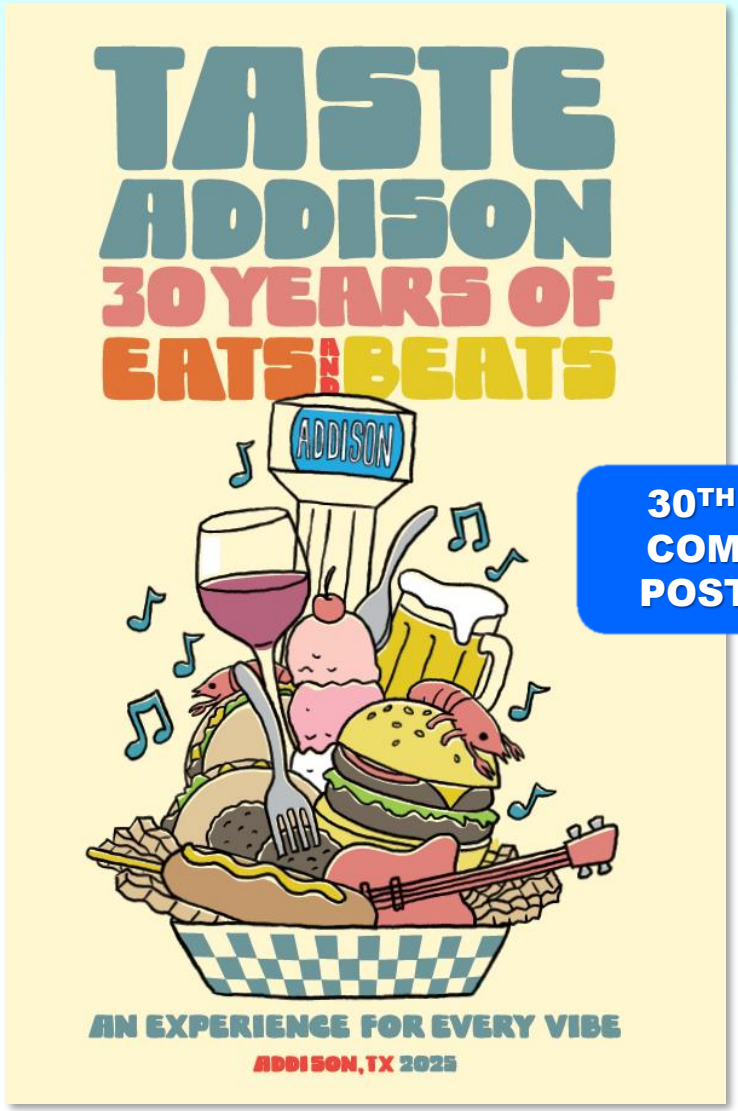
$10

Table 13
Fine Dining ✶ Music ✶ Cocktails

SUNDAY Brunch

$75

MERCH ----



30TH ANNIVESARY COMMEMORATIVE POSTER & T-SHIRT

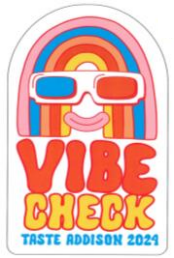






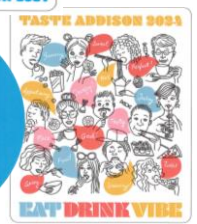


TASTE ADDISON T-SHIRTS











STICKERS



TUMBLERS & WATER BOTTLES

CELEBRATING 30 YEARS!

MARKETING

Texas Monthly

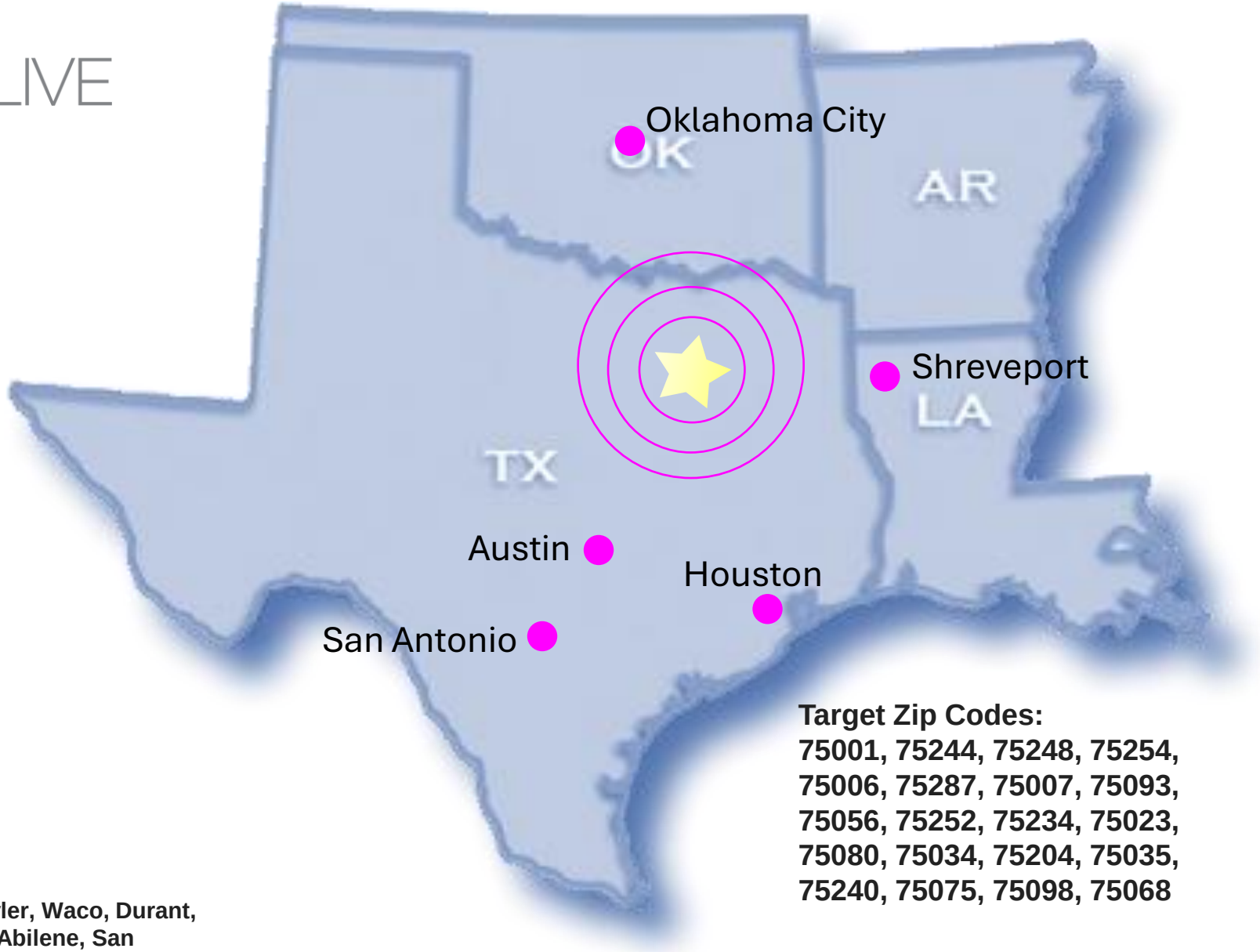
GuideLIVE

culturemap DALLAS

iHeart RADIO

Spectrum

FEEDER MARKETS:



Target Zip Codes:
75001, 75244, 75248, 75254, 75006, 75287, 75007, 75093, 75056, 75252, 75234, 75023, 75080, 75034, 75204, 75035, 75240, 75075, 75098, 75068

Smaller Feeder Markets: Norman, Shreveport, Tyler, Waco, Durant, Sherman, Denison, Wichita Falls, Mineral Wells, Abilene, San Angelo, Lubbock, Texarkana, Temple, Kileen, Stephenville, Athens, Carthage, Marshall

CELEBRATING 30 YEARS!

PARTNERS









































---------- MARKETING BOOTHS ONLY ----------










Taste Addison
An Experience for Every Vibe
APRIL 25-27
Addison Circle Park
CELEBRATING
30
YEARS!
EATS.
BEATS.
ARTISTIC
TREATS.

QUESTIONS?

City Council Regular Meeting **4. c.**

Meeting Date: 04/08/2025
Department: Fire
Key Focus Areas: Public Safety

AGENDA CAPTION:

Present and discuss the Addison Fire Department's 2024 Annual Report.

BACKGROUND:

The Addison Fire Department has prepared an annual report for the calendar year 2024. This report includes a statistical review of the year and notable fire department accomplishments.

FISCAL IMPACT

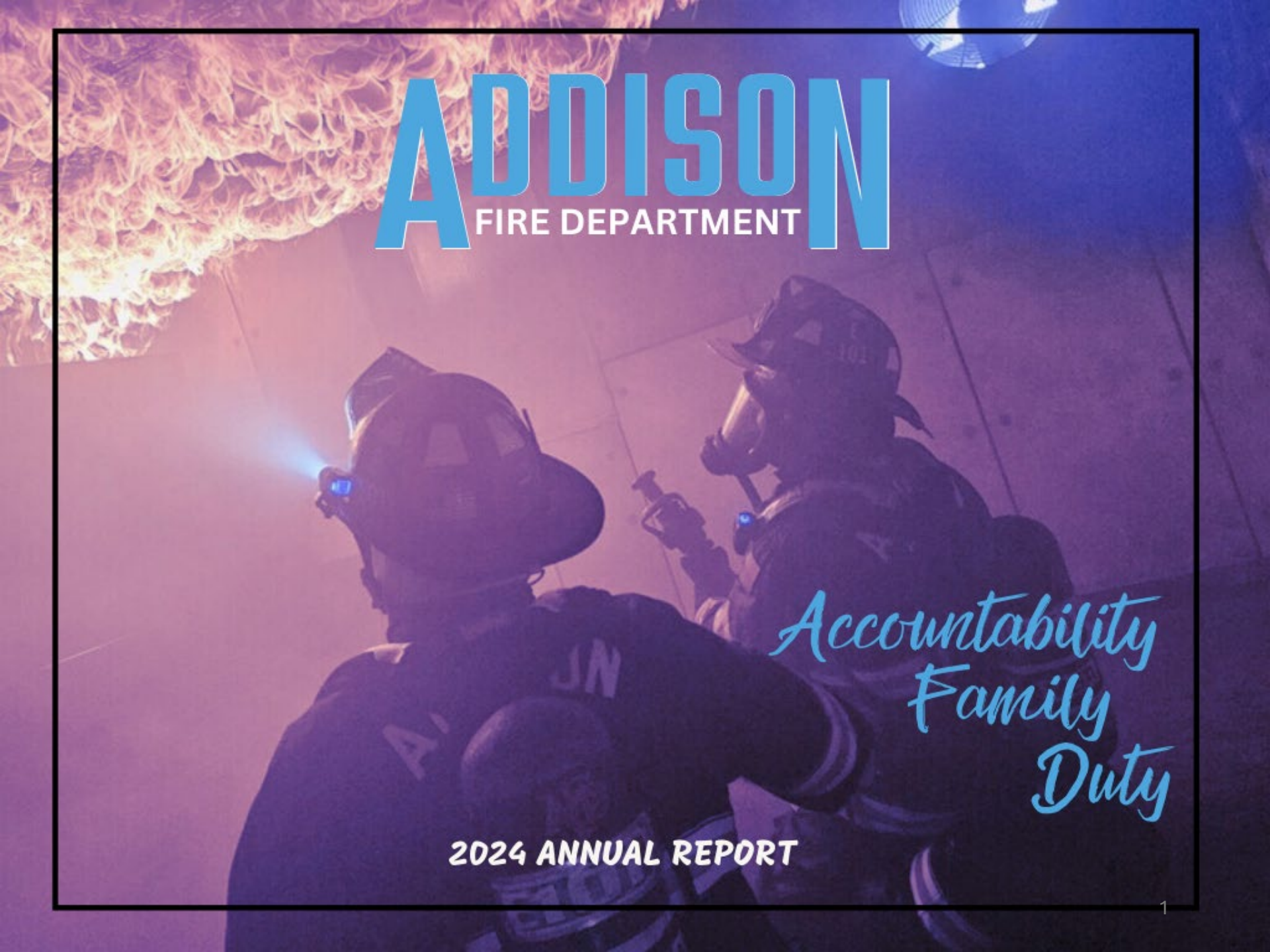
N/A

RECOMMENDATION

Information only.

Attachments

Presentation - 2024 AFD Annual Report


ADDISON
FIRE DEPARTMENT
Accountability
Family
Duty
2024 ANNUAL REPORT

OUR

MISSION STATEMENT

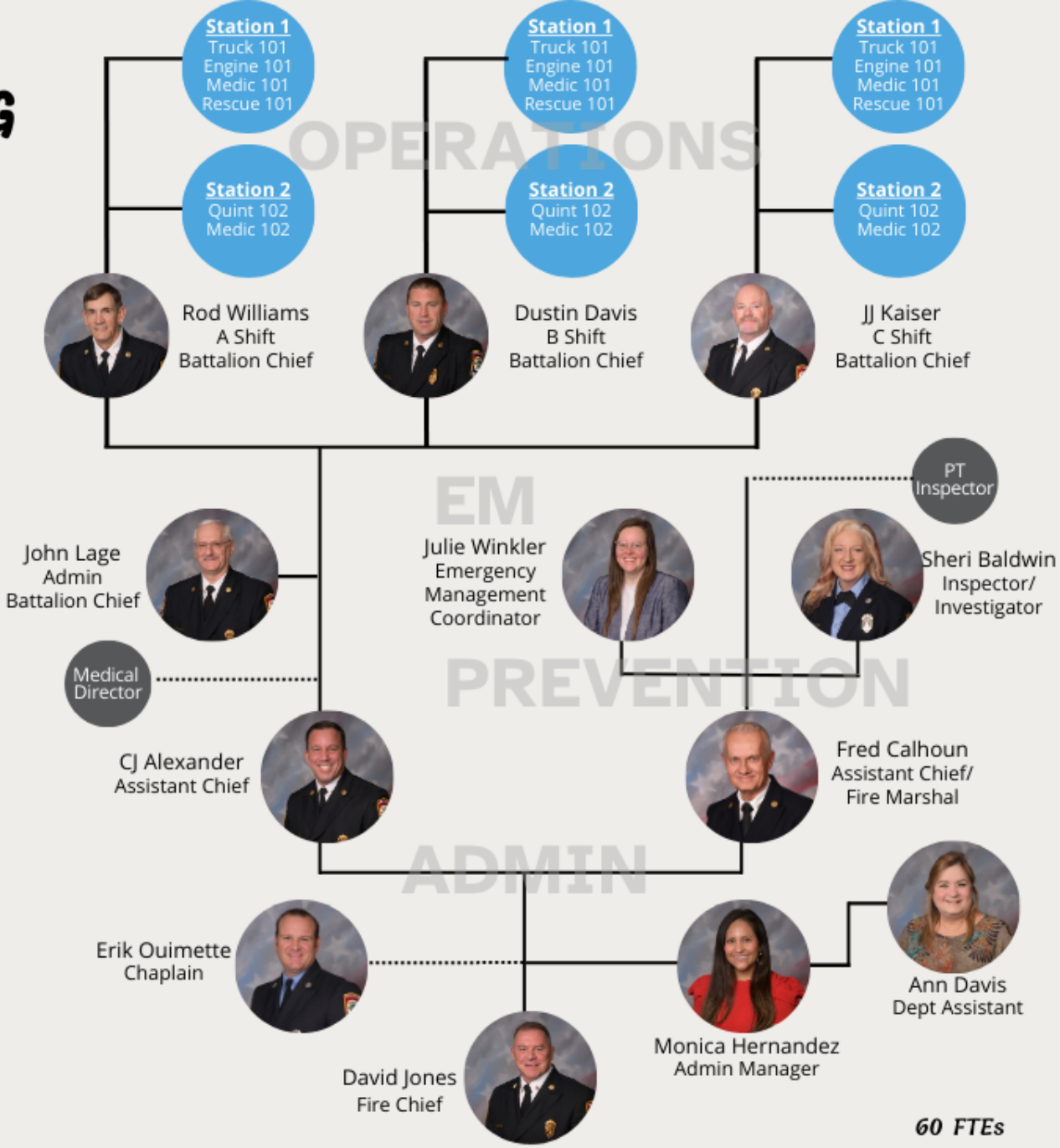
SAVE LIVES
PROTECT PROPERTY
SERVE WITH INTEGRITY

OUR

CORE VALUES

ACCOUNTABILITY
FAMILY
DUTY

AFD ORG CHART



ACCOMPLISHMENTS

Texas Fire Chiefs Association
Best Practices
Recognition Program

ISO Class 1

HEART Safe Community.

American Heart Association.
2024 Mission: Lifeline
GOLD
TARGET: HEART ATTACK HONOR ROLL
EMS

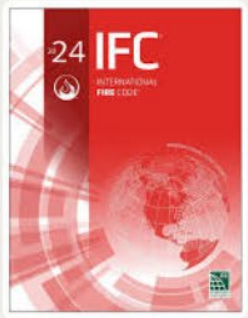


















PREVENTION HIGHLIGHTS

INSPECTIONS
734

PLANS REVIEWED
225

SDBR PROGRAM

BATTERIES INSTALLED
500

SURVEYS CONDUCTED
67

HOMES VISITED
115



PUBLIC EDUCATION & COMMUNITY ENGAGEMENT
















ISON
RESCUE


ADDISON
FIRE




ADDISON
FIRE

EMERGENCY MANAGEMENT HIGHLIGHTS

- Graduated from Natl EM Basic Academy
- Supported Community Resiliency
- Plan work
- Dallas County EM Plan Agreement Renewed
- Arctic Freeze winter weather response
- Outdoor Warning Sirens activated (May)
- EM Program Status Presentation to Council
- Supported operations for Special Events
- Regional Committee & Exercise Participation
- Julie Elected as Secretary to REM Group







OPERATIONS

52
SWORN PERSONNEL

8
FRONT LINE APPARATUS

520
COMBINED YEARS OF SERVICE

2
FIRE STATIONS



MEDIC 101


MEDIC 102



ENGINE 101



QUINT 102



TRUCK 101

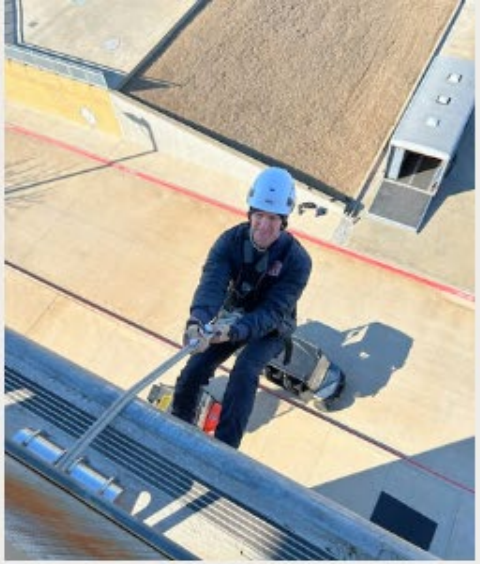


BATTALION 101


SQUAD 101


RESCUE 101







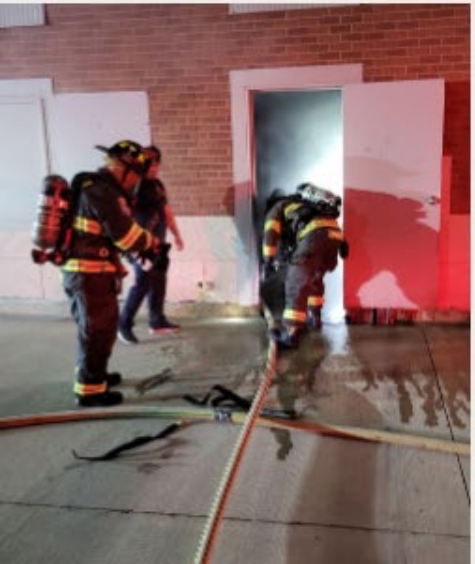
TRAINING

14250

STAFF HOURS SPENT ON TRAINING












ADDISON
FIRE


FIRE



ANALYTICS

TYPE & NUMBER OF INCIDENTS

INCIDENTS IN ADDISON

3442

INCIDENTS IN OTHER CITIES

657

TOTAL INCIDENTS

4099



FIRE

97
2.37%



EMS

2519
61.45%



FALSE ALARM

514
12.54%



SERVICE CALL

291
7.10%



GOOD INTENT

529
12.91%



OTHER

149
3.63%

JANUARY

BUSIEST MONTH -
434 INCIDENTS

ENGINE 101

BUSIEST APPARATUS
1852 INCIDENTS

11.23

AVERAGE NUMBER
OF CALLS PER DAY

TUESDAY

BUSIEST DAY
653 INCIDENTS

3PM

BUSIEST TIME OF DAY
232 INCIDENTS



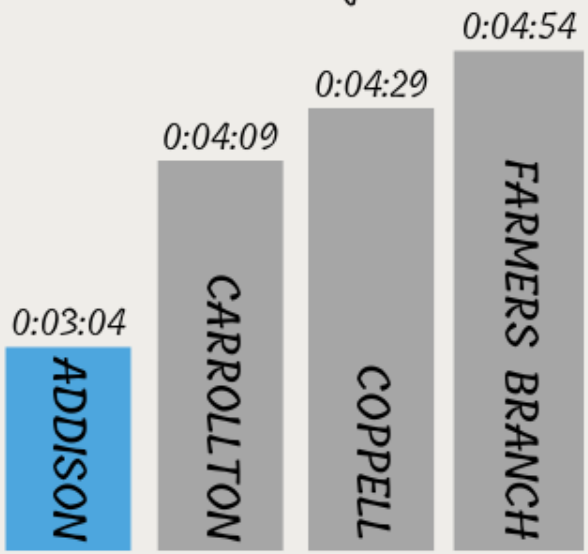
QUAD CITIES COMPARISON

CALL VOLUME PER STATION

	# Calls	# Stations	Avg # Calls Per Station
ADDISON	4099	2	2049
CARROLLTON	15779	8	1972
COPPELL	4321	4	1080
FARMERS BRANCH	5957	3	1986

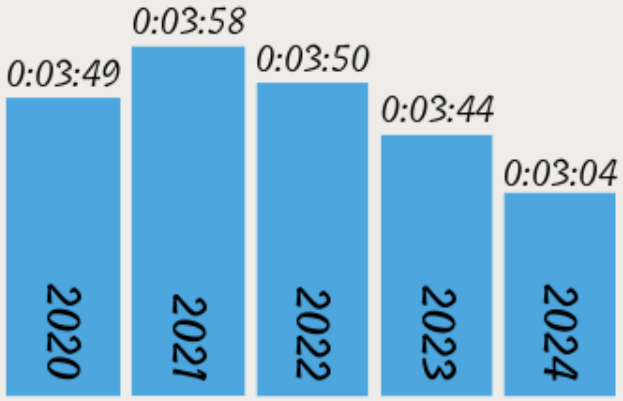
DISPATCH TO ON SCENE AVERAGE RESPONSE TIME

First Arriving Unit



DISPATCH TO ON SCENE AVERAGE RESPONSE TIME

Addison – 5 Year Comparison



AID GIVEN

FARMERS BRANCH: 150 CARROLLTON: 154 DALLAS: 1



2 RETIREMENTS 3 PROMOTIONS 6 NEW HIRES

15 MILESTONE ANNIVERSARIES

Q102 RESPONDING TO VEHICLE FIRE





THANK YOU!



ADDISON
FIRE DEPARTMENT

City Council Regular Meeting **4. d.**

Meeting Date: 04/08/2025

Department: Police

Key Focus Areas: Public Safety

AGENDA CAPTION:

Present and discuss the Addison Police Department's 2024 Annual Report.

BACKGROUND:

The Addison Police Department has prepared an annual report for calendar year 2024. This report includes a statistical review of the year, notable events from the patrol and criminal investigation divisions, and goals and objectives for Fiscal Year 2025.

FISCAL IMPACT

N/A

RECOMMENDATION

Information only.

Attachments

Presentation - 2024 Addison Police Department Annual Report

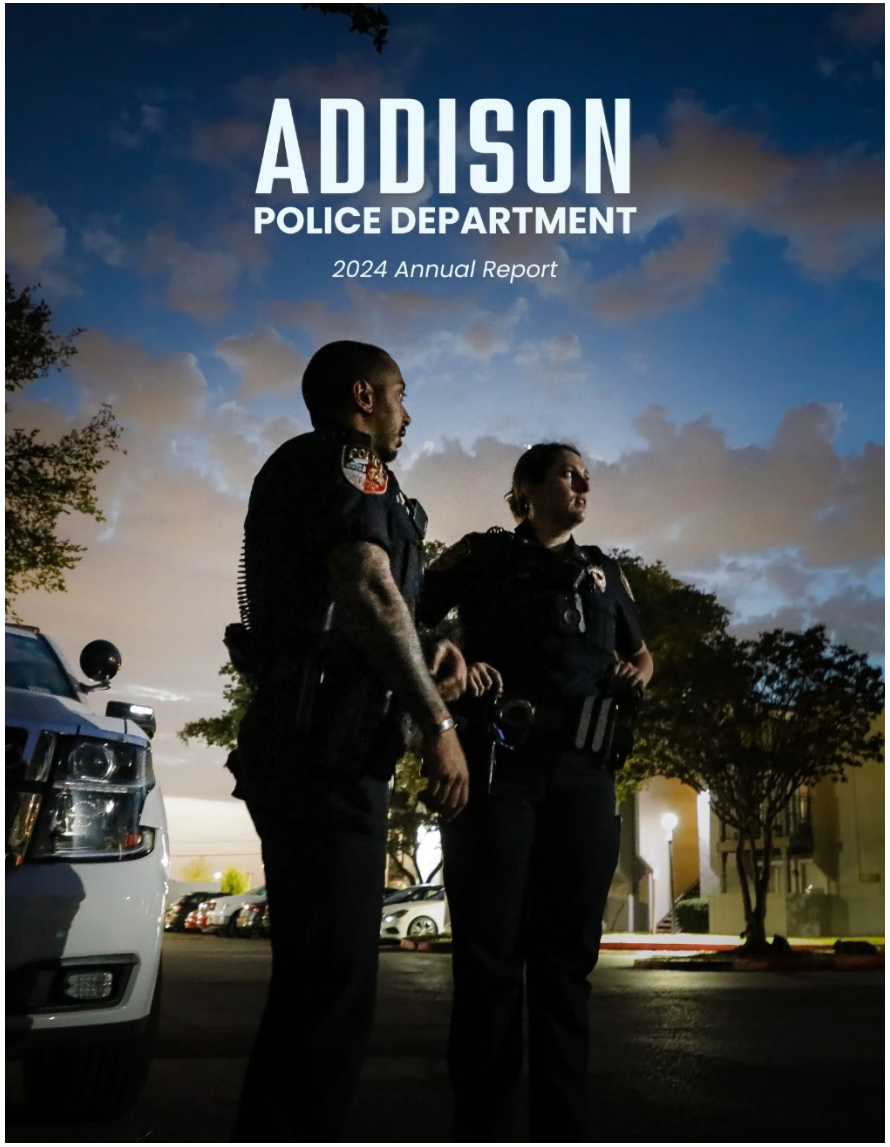
2024 Addison Police Department Annual Report

Addison Police Department
2024 Annual Report

April 8, 2025, Council Meeting
Chris Freis, Chief of Police

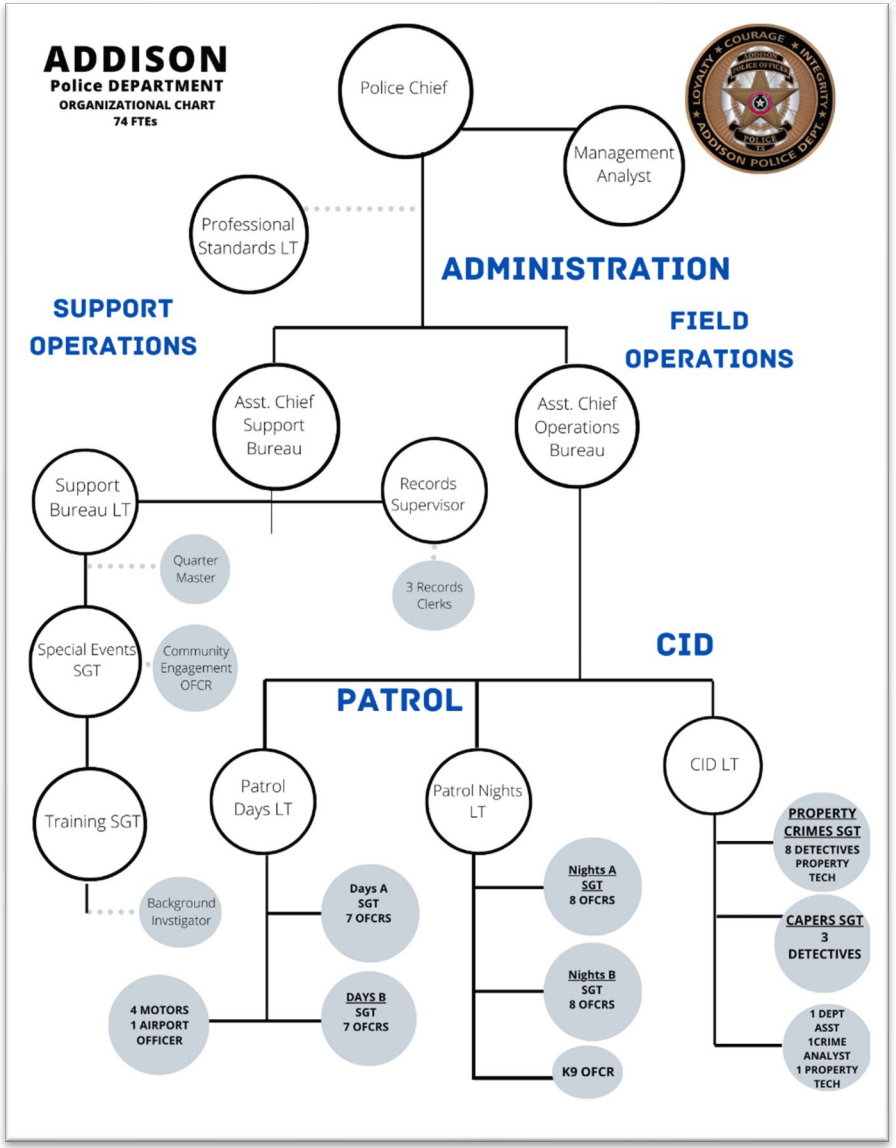
2024 Year in Review

- Annual Report summarizes the Department's accomplishments and statistics over the last year, including:
  - Staffing
  - Statistical Review of Crimes and Other Offenses
  - Special Projects and Accomplishments
- Presentation will highlight a few items
- Full report is available online at https://police.addisontx.gov/Services/Crime-Data

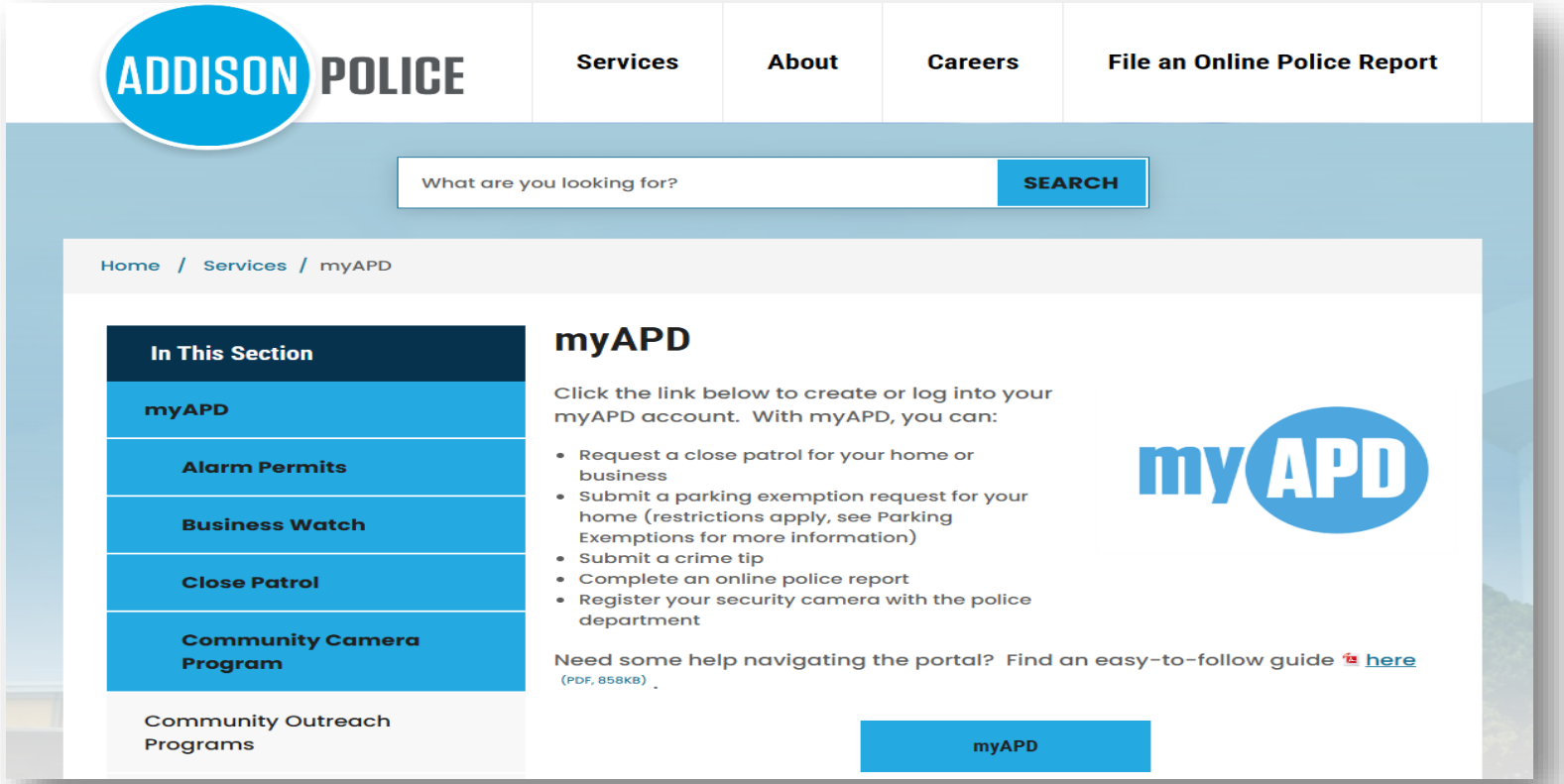


Department Overview

- Operations Bureau
  - Led by Assistant Chief
  - Contains Patrol and Criminal Investigations
- Support Bureau
  - Led by Assistant Chief
  - Hiring/Recruiting, Training, Records, and Fleet/Equipment
- Office of the Chief
  - Professional Standards, Budget (Management Analyst)



2024 Accomplishments



- Continued **training curriculum** so that Addison Police Officers met or exceeded all national and state training requirements and continued **regional partnerships and training** with Metrocrest Quad Cities and NorTex SWAT
- **Launched myAPD**, a portal for residents to submit Close Patrol requests and Parking Exemptions, report a crime tip, file an online report and register their security camera with the department

2024 Accomplishments



- Received acceptance into the Active Bystandership for Law Enforcement program
- ABLE aims to Prevent Misconduct, Avoid Mistakes, and Promote Health and Wellness

2024 Accomplishments





- Increased focus on traffic enforcement, park, and trail patrols
- Increased visible presence in neighborhoods

2024 Accomplishments

- Increased our total offense clearance rate to **50.2%**, which is the highest in 3 years
- Decreased Motor Vehicle Thefts by **31%** with intelligence-led patrols, attending advanced auto theft detection training, and using new LPR cameras to catch suspects
- Created and filled a new **Community Engagement Officer** position to improve public safety through intentional outreach, education, relationship building, and crime prevention
- Empowered our **Peer Support Team** to conduct critical incident debriefs, employee wellness checks, dedicated mental health workshops, and couples retreats
- Explored **new technology,** including Flock License Plate Recognition, UrbanSDK traffic analytics, and ShieldSuite incident management software to increase Patrol efficiency
- Continued to work with Metrocrest Services and other partners to **address homelessness** and community mental health issues

2024 Data: Patrol Activity

- Calls Answered: 14,750
  - 11.7% decrease from 2023 (16,699)

- Top Calls for Service
  - Contact Complainant (10%)
  - Burglary Alarm (9%)
  - Minor Disturbance (8%)

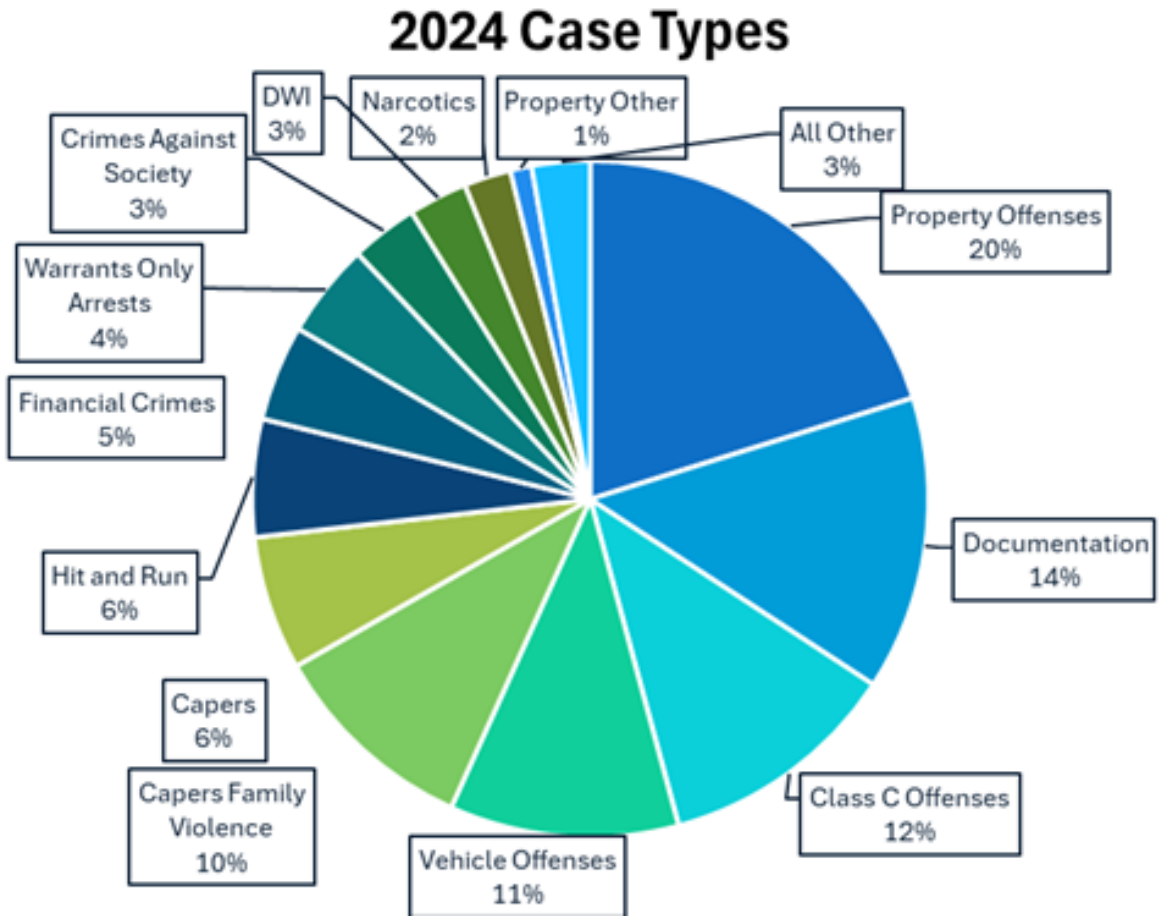
- Arrests: 789 (-23%)
- Traffic Stops: 9,666 (+0%)
- Reports Written: 4,272 (-16%)



2024 Data: Criminal Investigations

- Cases Assigned: 3,339
  - 19.4% decrease from 2023 (4,145)
  - 1,842 Cases Cleared
  - 1,497 Cases Suspended

- Detective Caseload
  - A detective is assigned an average of 8 cases per week
  - Work to find, link, and distribute intelligence
  - Share intel with other police agencies, which helped to solve many cases – especially vehicle burglaries and thefts
  - Stolen vehicles recovered: 111
    - 22% increase from 2023 (91)

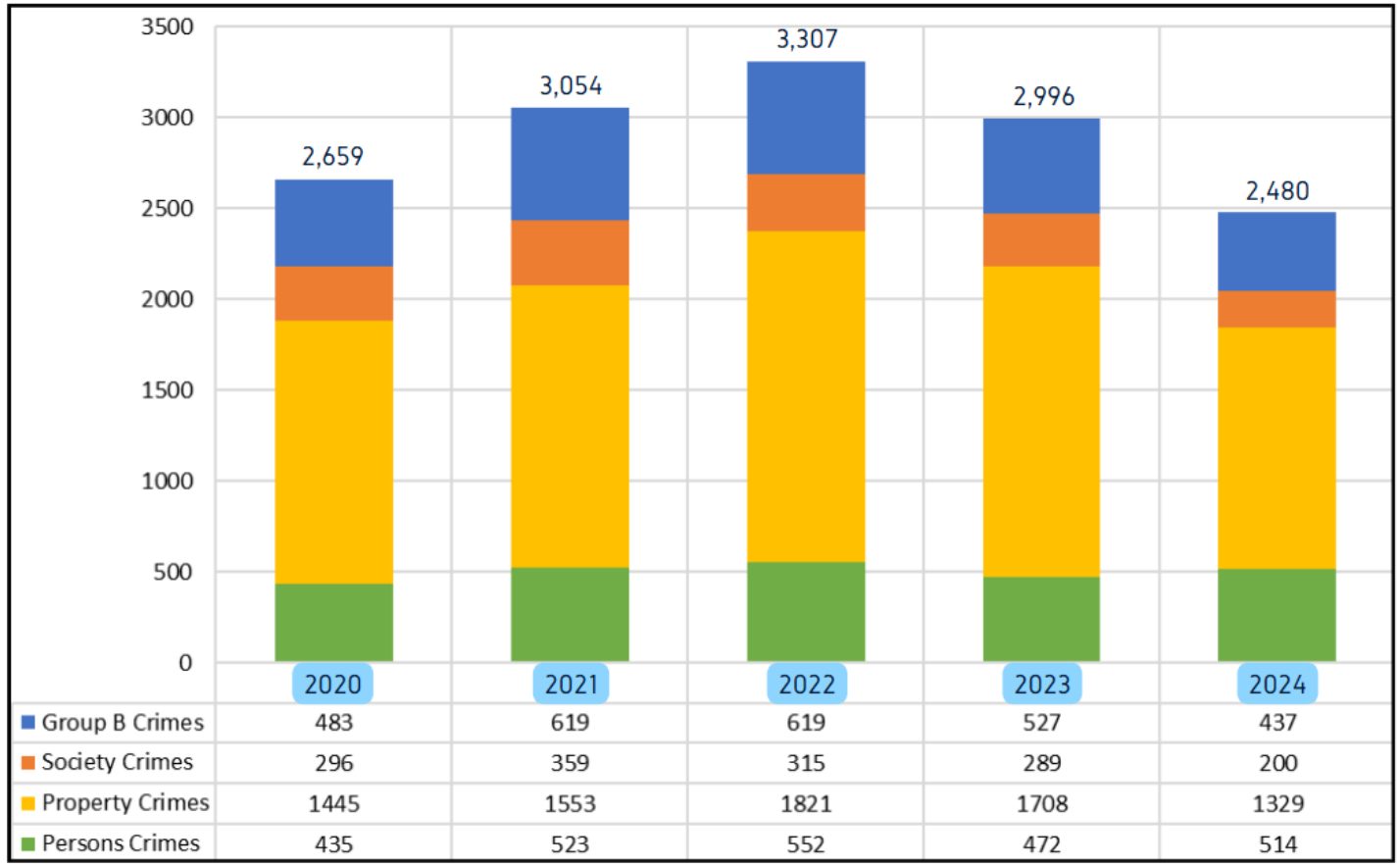


2024 Data: Annual Part I Crime

- National Incident Based Reporting System (NIBRS) format for crime statistic reporting (FBI mandate)

- Overall, crime is down **17.2%** from 2023:
  - Group B Crimes (-17.1%)
  - Crimes Against Society (-30.8%)
  - Crimes Against Property (-22.2%)
  - Crimes Against Persons (+8.9%)

NIBRS Crime Statistics: Past 5 Years



	2020	2021	2022	2023	2024
Group B Crimes	483	619	619	527	437
Society Crimes	296	359	315	289	200
Property Crimes	1445	1553	1821	1708	1329
Persons Crimes	435	523	552	472	514

2024 vs. 2023 Crime Data

- Slightly more Crimes Against Persons were reported **(+8.9%)**
  - 1 family violence murder suspect quickly arrested
  - Assaults, primarily assaults by threat or intimidation, increased 12%
  - Robbery decreased 21%

- Far fewer Crimes Against Property offenses were reported **(-22.2%)**
  - 1 Arson suspect caught on scene
  - Burglary decreased 14%
  - Fraud decreased 27%
  - Vehicle theft decreased 31%

	NIBRS Group	2023	2024	% CHANGE
Crimes Against Persons	Murder	3	1	-66.7%
	Kidnapping	17	14	-17.6%
	Rape	13	14	7.7%
	Robbery	19	15	-21.1%
	Assault	419	470	12.2%
	Trafficking	1	0	-100.0%
	TOTAL	**472**	**514**	**8.9%**

	NIBRS Group	2023	2024	% CHANGE
Crimes Against Property	Arson	1	1	0.0%
	Burglary	78	67	-14.1%
	Vehicle Theft	436	300	-31.2%
	Fraud	151	110	-27.2%
	Vandalism	192	161	-16.1%
	Larceny-Theft	849	688	-19.0%
	Cybercrime	1	2	100.0%
	Coercion	0	0	
	TOTAL	**1708**	**1329**	**-22.2%**

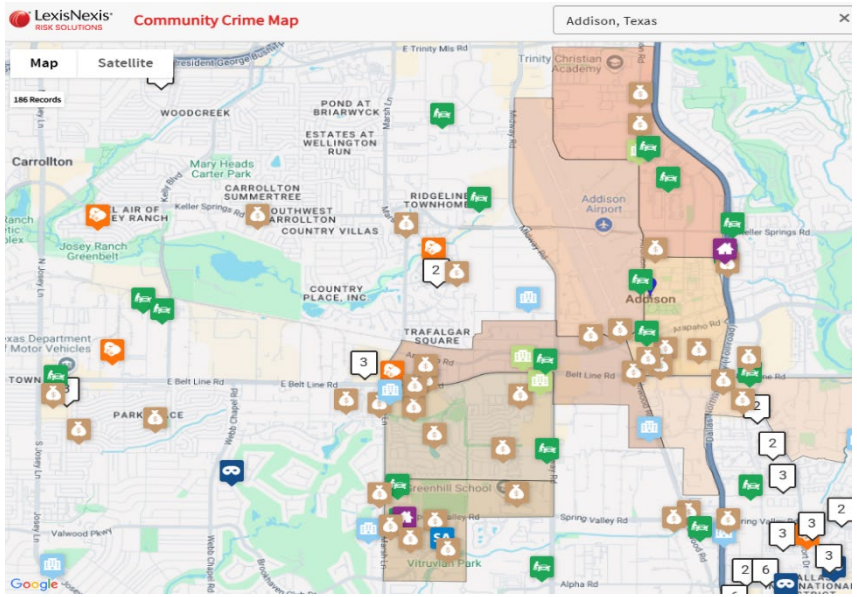
Community Events & Meetings

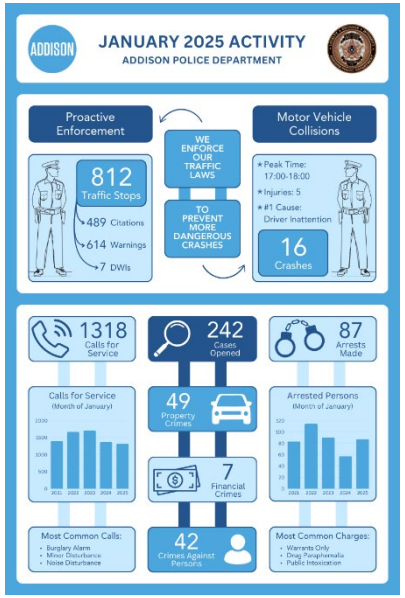
- In 2024, the Addison Police Department hosted several community meetings focused on:
  - Vehicle burglaries and vehicle theft
  - Mail theft and identity theft
  - Civilian response to active shooter

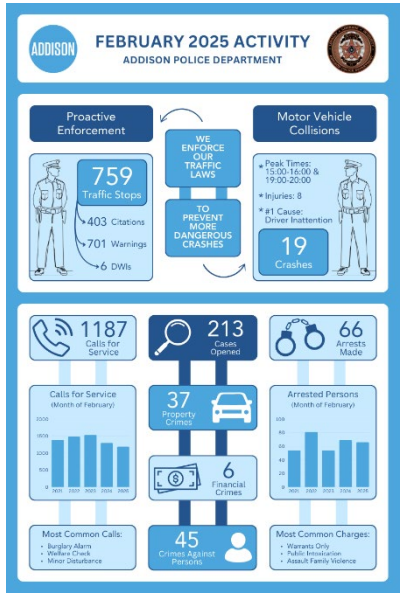
- Our team also participated in:
  - Welcome Back to School
  - Trick or Treat Lane
  - National Night Out
  - Touch-A-Truck
  - Coffee with a Cop
  - Holiday at the Park
  - Santa’s Heroes

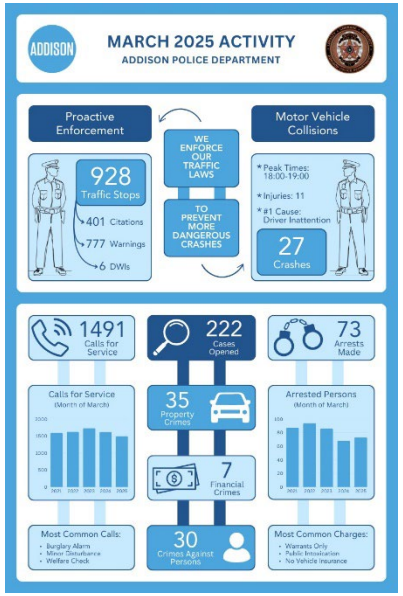


Community Crime Map Update







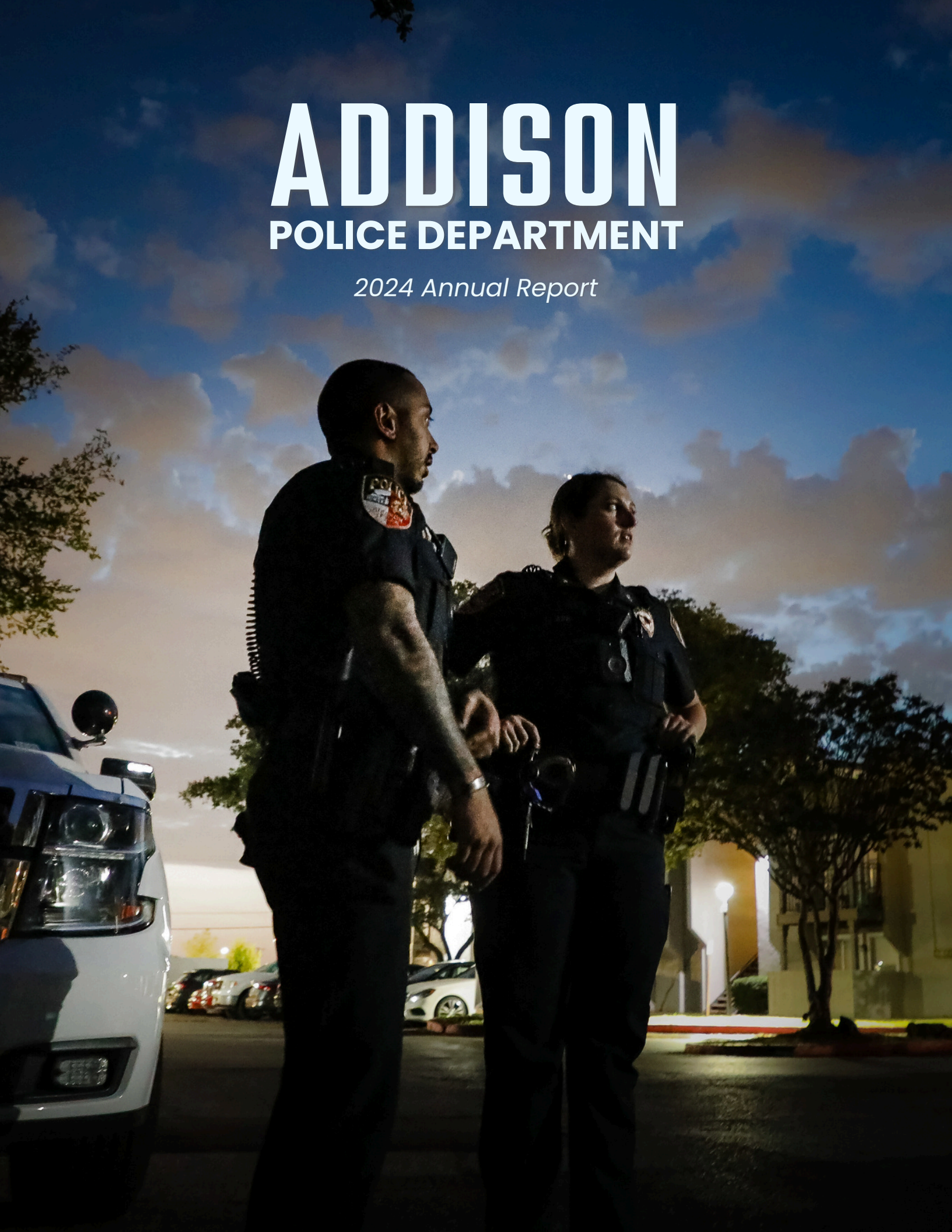


- In Spring 2023, our data connection with LexisNexis Community Crime Map failed to populate our crime data
- Staff worked with Mark43 and LexisNexis to identify and fix the issue- We are happy to report that the underlying issue causing the interruption was identified and resolved
- To ensure our residents receive the most up-to-date information, staff reviews Crime Map data weekly for accuracy

Looking Forward

- **Recruit, retain, and train** quality employees and officers.
  - Recruiting efforts; remaining competitive (**Step-plan implementation**)
  - Promotional support practices for new leaders
  - Mental health wellness resources
  - Training curriculum and opportunities; implement ShieldSuite system to assist with tracking training and certifications
- **Complete the Facility Needs Assessment** to analyze and plan for future police facility design
- **Begin to increase staffing** to help create ancillary positions within the Police Department to respond to community needs (Community Response Team)
- Continue to **enhance coordination with outside partners to address homelessness** and offer connection to outreach and services to individuals

Questions



ADDISON
POLICE DEPARTMENT

2024 Annual Report

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Department Achievements	19
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Command Staff



Chief Chris Freis

A message from the Chief:

Reflecting on the past year, we are proud to present this annual report, which highlights the dedication and accomplishments of the Addison Police Department. Our officers' and professional staff's commitment to professionalism, accountability, and community engagement has decreased overall crime in the Town of Addison.

Specifically, I am pleased to report a 31 percent decrease in motor vehicle thefts for the year. Through proactive enforcement, community awareness efforts, and data-driven initiatives, we have made meaningful strides in reducing this crime and enhancing public safety. This success reflects our officers' dedication to proactive policing efforts and collaboration with our community members.

I sincerely thank our officers, staff, and residents for their continued trust and support. It is an honor to lead this incredible team, and I look forward to what this next year brings.



Assistant Chief
M. Vincent



Assistant Chief
TJ Smetzer



Lieutenant
S. Allen



Lieutenant
B. Potts



Lieutenant
B. Pietsch



Lieutenant
C. Helton



Lieutenant
S. Anderson

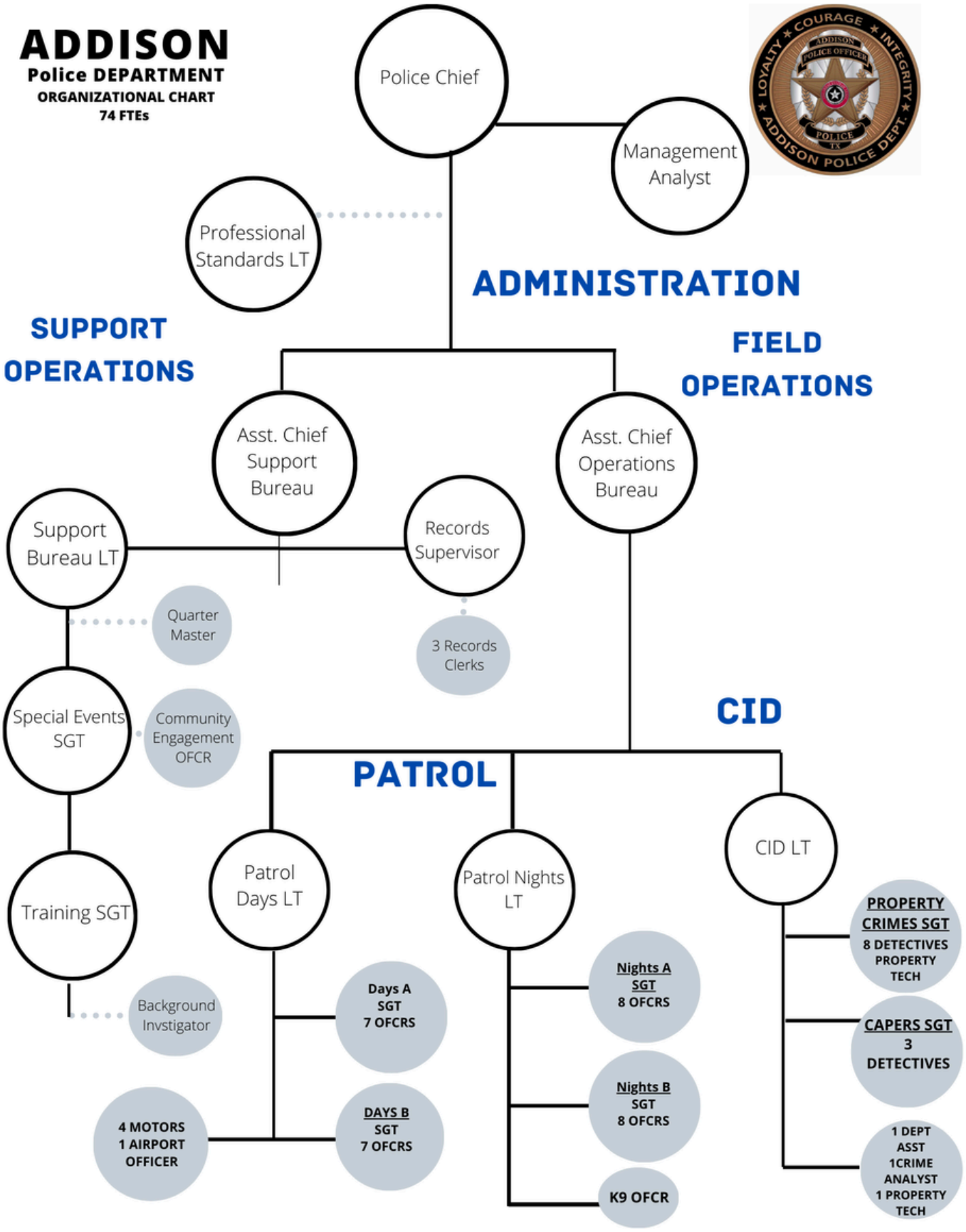


Records Supervisor
J. Morgan



Management
Analyst A. Arizmendi

Department Overview



2024 At A Glance

14,750	Calls Answered
3,411	Offense/Incident Reports Written
46,232	Self-Initiated Activity Markouts
789	Arrests Made
9,666	Traffic Stops Conducted
376	Crash Reports Submitted
2,437	Suspicious Activity Markouts
206	Intel Bulletins Distributed
1,659	Burglary Alarms Answered
1,842	Cases Cleared
29,795	Dedicated Patrols Conducted
1,497	Cases Suspended



Statistical Review: Crime Over Time

The National Incident Based Reporting System (NIBRS) format is the current law enforcement standard for crime statistic reporting set by the FBI. NIBRS categories include 52 Part A major crimes (categorized into crimes against persons, property, and society) and 11 Part B minor crimes. Part B crimes include trespass, loitering, and other disorderly conduct.

In 2024 Addison saw a **17.2% total decrease** in crime from the previous year. Some of the largest decreases in significant categories include theft of motor vehicle parts and accessories (-72.8%), weapons law violations (-44.2%), and robberies (-21.1%). A full 2023-2024 crime rate comparison is on the next page, and clearance rates can be found in the appendix.

NIBRS Reported Crime: Past 5 Years



Persons Crimes	+8.9%
Society Crimes	-30.8%
Property Crimes	-22.2%
Group B Crimes	-17.1%

Statistical Review: 2023 VS 2024

	NIBRS Group	2023	2024	% CHANGE	
Crimes Against Persons	Murder	3	1	**-66.7%**	Most assaults are committed by family members, roommates, or dating partners. 2024's murder was also family violence related. The suspect was quickly arrested by Patrol and awaits trial.
	Kidnapping	17	14	**-17.6%**	
	Rape	13	14	**7.7%**	
	Robbery	19	15	**-21.1%**	
	Assault	419	470	**12.2%**	
	Trafficking	1	0	**-100.0%**	
	TOTAL	**472**	**514**	**8.9%**	

	NIBRS Group	2023	2024	% CHANGE	
Crimes Against Property	Arson	1	1	**0.0%**	Vehicle thefts decreased by 31%. This is largely thanks to hot spot Patrol saturation, participation in regional task forces, and intelligence-led directed patrols. Several 2024 major organized vehicle theft crews are being tried locally and federally.
	Burglary	78	67	**-14.1%**	
	Vehicle Theft	436	300	**-31.2%**	
	Fraud	151	110	**-27.2%**	
	Vandalism	192	161	**-16.1%**	
	Larceny-Theft	849	688	**-19.0%**	
	Cybercrime	1	2	**100.0%**	
	Coercion	0	0		
	TOTAL	**1708**	**1329**	**-22.2%**	

	NIBRS Group	2023	2024	% CHANGE	
Crimes Against Society	Obscenity	1	4	**300.0%**	Animal Services Officers are now investigating potential cruelty cases out in the field. With their expertise and training, more offenses are being recognized.
	Animal Cruelty	2	5	**150.0%**	
	Weapons	43	24	**-44.2%**	
	Narcotics	243	167	**-31.3%**	
	Gambling/Tampering	0	0		
	TOTAL	**289**	**200**	**-30.8%**	

	NIBRS Group	2023	2024	% CHANGE	
Group B Offenses	Family	8	15	**87.5%**	In 2024 the FBI recategorized Public Intoxication offenses from "Alcohol" to "All Other." Public Intoxication remains our most common arrest charge (139).
	Other Theft	0	0		
	Public Conduct	23	38	**65.2%**	
	Alcohol	311	95	**-69.5%**	
	All Other	185	289	**56.2%**	
	TOTAL	**527**	**437**	**-17.1%**	

Statistical Review: Persons & Property Crimes

Crimes Against Persons:

In Addison over half of our assaults are committed by a family member, dating partner, or household member. The vast majority of assault suspects are either fully known or partially known to the victim. Only 10-15% of assaults are committed by total strangers each year. Regardless, our Officers are here to help.

When an outcry of family violence is made, our first priority is the victim's safety. Officers ensure this by removing the suspect from the scene and helping the victim find a safe space to stay. They also can call a family member to come provide support, help with childcare, or arrange travel. Officers will also apply for an emergency protective order to prevent felony suspects from returning to the residence, harassing the victim, or interfering with childcare.

If you or someone you know is currently in a family violence situation, please call our Officers or one of these hotlines:

Adult and Child Abuse: 1-800-252-5400
Dallas Area Rape Crisis Center: 1-972-641-7273
Mosaic Family Services: 1-214-823-4434

Addison also participates in the Victim's Compensation Fund, which helps families be made whole after a violent crime. This program can help reimburse childcare, relocation, and damaged property. Please visit our website:

https://www.addisontx.gov/police/victim-assistance-programCrimes

Crimes Against Property:



Vehicle thefts in Addison have fallen to their lowest number since 2020, but still remain quite high. This is due to well known exploits making it easy to steal even the newest vehicles. GM, Chevy, and Dodge sports cars and trucks are the most commonly stolen by thieves using this method. Our officers routinely patrol their most targeted parking lots.

Organized vehicle thieves can override anti-theft protections by plugging in locksmith's tools and sending a command for the vehicle to start. They can drive away in two minutes with no physical damage. These vehicles then have their VIN plates swapped out and a title forged so that they can be sold to unsuspecting victims.

Our officers attend advanced training classes to learn how to find these "VIN flips" (see left) so that those stolen cars can be found and returned to victims. We have found that the best theft prevention devices are an aftermarket killswitch, a solid metal steering wheel lock, or an immobilizer.

Personnel Overview

Patrol Division:

Arrests:	789	Officers Hired:	8	Traffic Stops:	9,666
Citations:	5820	Officers Resigned:	6	Reports Written:	4,272
Warnings:	8112	Current Staffing:	66	Calls Answered:	14,750







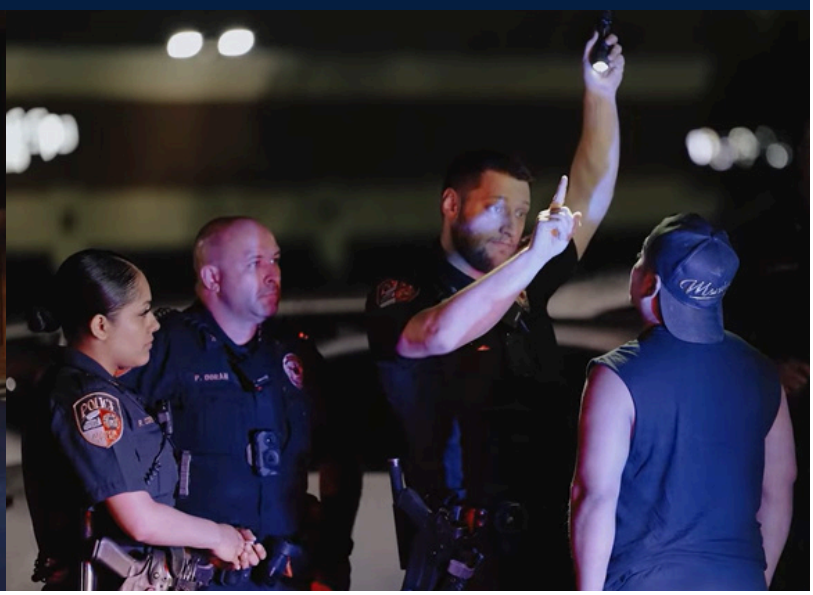
Criminal Investigation Division:

Cases Assigned:	3,339	Full-Time Detectives:	8	Vehicles Recovered:	111
Cases Cleared:	1,842	Cases Assigned/Day:	12.7	Warrants Signed:	614
Cases Suspended:	1,497	Cases Cleared/Day:	7.1	Car Burglars Caught:	13



Police Training Review





Each quarter Officers attend at least one day of group training to practice new defensive tactics, improve firearms skills, learn about legal updates and best practices, train on new technology, and practice pursuit driving.







Quarter 1:	Quarter 2:	Quarter 3:	Quarter 4:
ALERTT Level 1	Mastering Search & Seizure	Defensive Tactics & Firearms	Law Enforcement Driving
Ballistic Shield Integration	SFST Refresher	Basic Instructor Certification	Women in Law Enforcement
Intermediate Crime Scene	Intermediate Crime Scene		Rifle In-Service
TASER Recertification	Red Dot (Pistol)	Patrol Rifle	

Fleet Update





This year, the Addison Police Department upgraded the entire Patrol fleet to 2024 Dodge Durangos (Pursuit AWD package). This is a welcome change as our previous fleet of 2020 Chevy Tahoes had survived years of pursuit driving and extended idling.

The new fleet includes 18 Officer/Sergeant vehicles with marked graphics (above, left) and 1 Lieutenant vehicle with ghost graphics (below). Also included in a separate budget item is 1 Chief's vehicle, which will be entirely unmarked with less visible emergency lights.



Specialty Unit Highlight: Community Outreach





Meet our new dedicated Community Engagement Officer!

Officer Ryan Claustre, longtime Community Outreach Team member, was recently promoted to be our first full-time Community Engagement Officer. This position was created in collaboration with our Council and City Manager's Office to best address the needs of our neighborhoods, schools, businesses, citizens, and visitors. Our goal is to improve public safety through intentional outreach, education, relationship building, and crime prevention.

Officer Claustre has over 10 years of experience as a Patrol Officer and as our primary Community Outreach team member. His primary duties will be to host community engagement events, build relationships with HOAs and business groups, and to find resources and solutions for persons facing homelessness.

Officer Claustre particularly enjoys leading Addison PD's charitable events for children, especially the Santa's Heroes program (see next page). In 2024 Addison PD partnered with George Bush Elementary school and found five families in need, then worked with the parents to get their children all the gifts, games, household items, and clothing that they wanted. Please email PoliceCommunityOutreach@AddisonTX.gov if your family could benefit from this program.





Specialty Unit Highlight: Community Outreach







Quarter 1:

Neighborhood Crime Prevention Class

Community Meet and Greet

Quarter 2:

Vehicle Crime Prevention Class

Command Staff Meet and Greet

Quarter 3:

National Drug Takeback

Hotdog Social

Welcome Back to School

Tierra Encantada Meet and Greet

Coffee with a Cop

Quarter 4:

National Night Out

National Drug Takeback

Touch a Truck

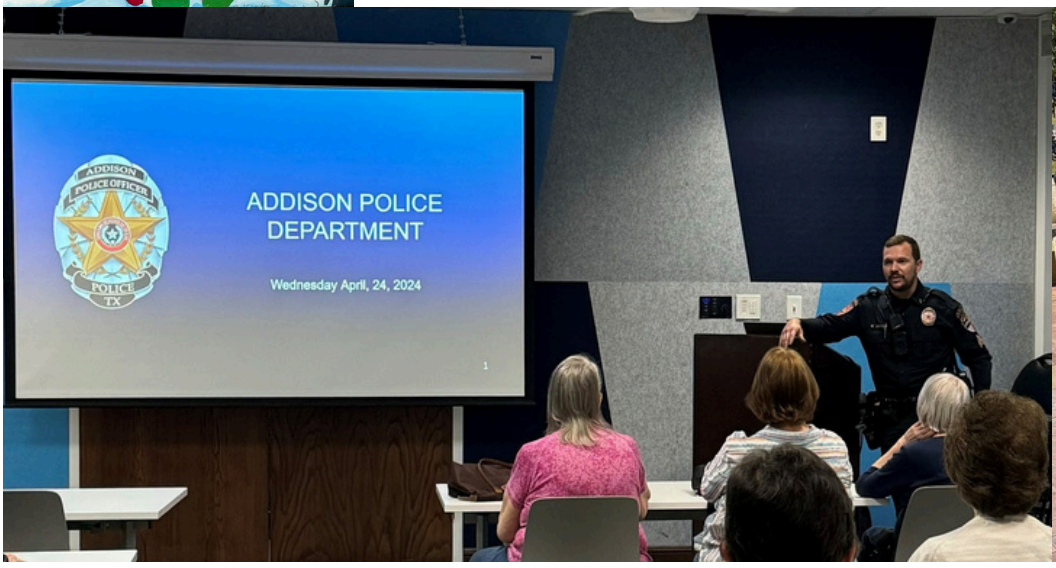
Trick or Treat Lane

Rotary Club Fundraiser

Mormon Ln Block Party

Holiday at the Park

Santa's Heroes





Specialty Unit Highlight: Peer Support



Members of the Addison Police Department and Addison Fire Department Peer Support Teams

Addison PD's Peer Support Team was founded in 2018 to help our sworn and non-sworn personnel with work-related stress, emotional difficulties, and other personal circumstances. The team currently consists of six sworn personnel from Patrol Officer to Assistant Chief, with the goal to expand the team further in 2025.

The team is dedicated to supporting our employees and their families, fostering a healthy workplace environment, and creating happier and more well rounded people. They operate as a coworker-driven support option looking out for their peers before, during, and after a crisis or more long-term stressful incidents.

Peer Support spends a lot of time checking in on people and shifts. Conversations are kept completely anonymous in order for employees to feel safe seeking out professional counseling, therapy, or other resources.

Aside from these individual check-ins, Peer Support primarily arranges critical incident debriefs, annual mental health wellness checks, and couples workshops. They also manage an extensive list of physical and mental health resources with a total of 37 different providers vetted.

Debriefs:
As critical incidents can happen any time on the job, APD Peer Support is built to quickly respond, organize shift/unit debriefs, and facilitate appropriate care for affected employees at any time of day. Debriefs are conducted in partnership with F1RST, a local therapy group specializing in first responder wellness.

Annual Wellness Checks:
Each year, Peer Support arranges for a team of certified therapists to conduct 30 minute individual sessions at the PD for all sworn personnel. These confidential meetings allow officers the chance to reflect on their mental and physical health, set goals for fitness or sleep habits, or just to vent about stressful events without having to schedule time off of work.

Couples Workshops:
Peer Support arranges yearly couples workshops so that our officers and their families have the resources to foster healthy relationships despite tough work schedules and difficult experiences on the job. In February 2025 the team brought out Cyndi Doyle, the author of Code4Couples, to speak on the unique needs of first responders and their families.



Police Commendation Bar for Peer Support Officer H. Schraeder, OIC A. Barrientos

Specialty Unit Highlight: Crime Scene

Addison's Crime Scene Unit consists of CSI Supervisor B. Dowers, three Crime Scene Investigators (CSIs), and two CSIs in training. Our CSIs balance full-time jobs (Detective, Patrol Officer, Crime Analyst) and their Crime Scene duties. They share a 24/7 on-call schedule and, when summoned, are typically on scene working for 2-6 hours.

CSIs respond to scenes with potential leads to dust for fingerprints, take photographs, test for trace residue, and collect physical evidence. They attend regular training to hone their skills. Classes taken by our CSIs include intermediate crime scene, blood spatter analysis, death investigation, and advanced photography techniques.

In 2024 the Crime Scene Unit was granted a new crime scene van for callouts. It is a 2024 Ford Transit 250 outfitted with a secondary, independent electrical system for the interior workspace. The CSI van has the same graphic design scheme as our new Patrol vehicles. You will see this van responding to all types of callouts, including routine follow ups and processing requests. The interior of the van contains a large workspace, electrical outlets for charging cameras and flashlights, ample storage for all sorts of scene processing kits, personal protective equipment, and a variety of items to assist CSIs in evidence packaging.





Crime Scene Unit Responses:

Our CSIs assisted on 52 incidents in 2024, including:

- Aggravated assault (2)
- Robbery (2)
- Arson (1)
- Burglary (6)
- Murder (1)
- Narcotics arrest (1)
- Sex offense (1)
- Vehicle burglary (1)
- Vehicle theft (5)



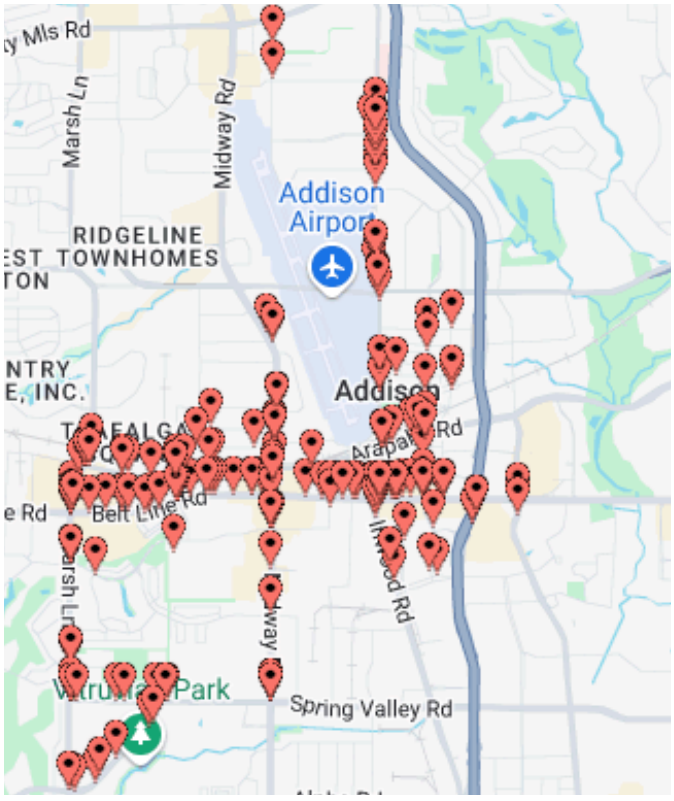
Specialty Unit Highlight: Motors





Our Motor unit rides with the primary goals of traffic safety and crash reduction in mind. Two Motor Officers work staggered daytime shifts to most efficiently safeguard commuters during rush hour traffic, enforce safety-related traffic infractions, respond to traffic complaints, and investigate crashes.

Officers focus their discretionary enforcement on roads where fatal crashes have occurred, unsafe speeds have been reported, and stop signs are commonly ran. Slowing down drivers and correcting dangerous behaviors (not writing citations or making arrests) are the primary goals of our Motor Unit.



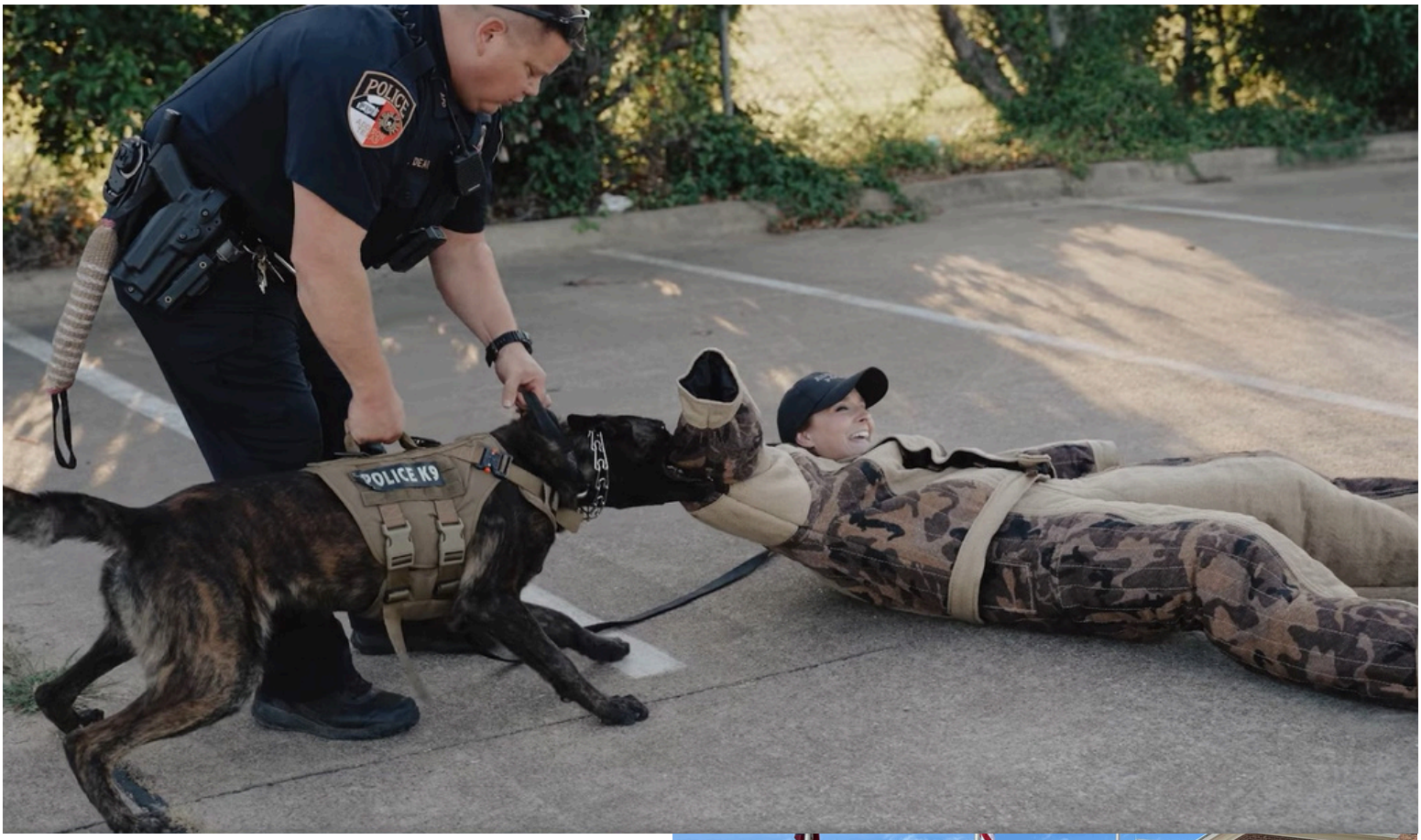
Addison's 2024 Crash Statistics:

- 365 crashes, primarily caused by:
  - Driver inattention (86)
  - Fail to yield right of way attempting to turn left (47)
  - Disregard stop and go signal (23)
- 154 injuries:
  - 1 fatal (unrelated medical emergency)
  - 6 serious
  - 73 minor
  - 74 possible
- Most common day of week:
  - Wednesday (64)
  - Thursday (60)
  - Friday (60)
- Most common time of day:
  - 16:00 - 19:00

Specialty Unit Highlight: K-9

K-9 Arlo, a Dutch Shepherd, joined our department in April 2024. Arlo is trained in both detection and apprehension. He and his handler, Officer D. Dean, work night shift to search for narcotics, track suspects or missing persons, and increase scene safety during critical events. Arlo has a strong work ethic and a very eager, positive demeanor.

Officer Dean and Arlo train together daily on detection, tracking, and behavior. They also train monthly with a regional K-9 group. Volunteer "Decoys" in bite suits (see Officer H. Schraeder smiling below) help ensure the dogs' confidence, skill, and safety during real world suspect apprehensions. Arlo especially enjoys these training sessions.



Arlo's Deployment History:

In 2024 Arlo assisted in 18 callouts, including:

- 10 open air sniffs
- 4 suspect tracks
- 3 felony traffic stops
- 1 burglary callout

As of March 2025 Arlo has already been deployed 6 times for building searches and open air sniffs. Keep up the great work, Arlo!



New Technology

In 2024 the Addison Police Department invested in several new public safety vendors. One of the most impactful has been **Flock License Plate Recognition (LPR).** The Town is currently exploring this technology for a one year pilot program. In the Fall, 9 Flock LPR cameras were installed in 3 heavily traveled public intersections, which have yielded over 3 million scans already.



Officers use Flock's alerting service to help them locate suspects with felony warrants and stolen vehicles, and investigators look at historical data to fully identify partially known suspect vehicles. In the past year Flock has generated leads in 34 cases including vehicle thefts, warrant services, and credit card abuse offenses.



Another vendor Addison PD is trialing is **UrbanSDK**, a traffic volume and speed analytics software used by our Streets department, Motors Unit, command staff, and crime analyst.

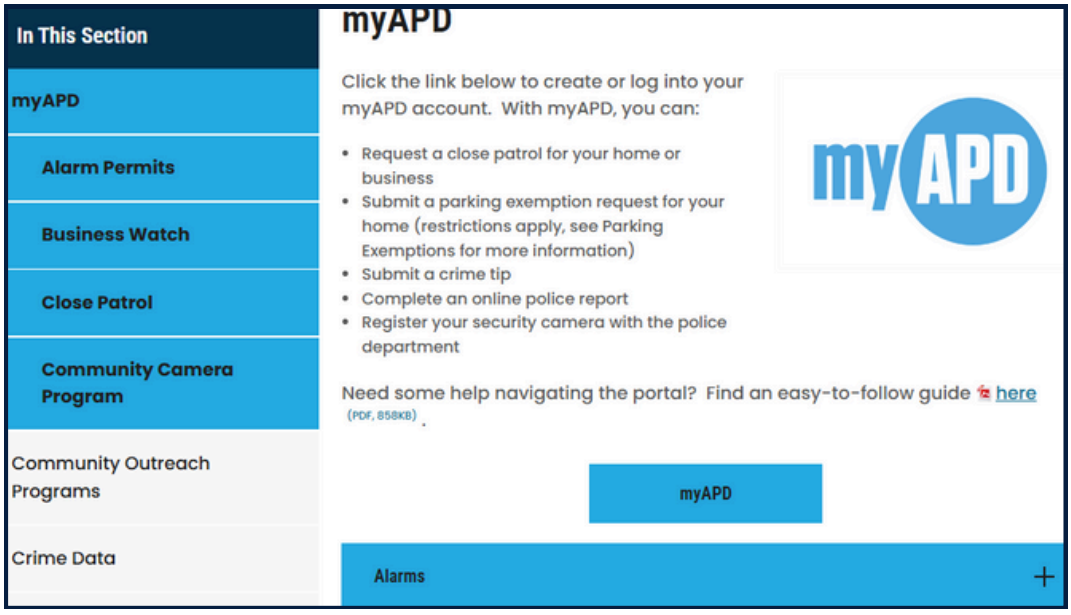
UrbanSDK purchases anonymized vehicle data and displays the streets with the highest speeds (see left) and the most volume/congestion. Analytics tools available include day of week and time of day.

This data helps reduce the need for traffic surveys, allows personnel to address current hotspots, and provides a tool to help command staff best respond to residents' potential speeding concerns.

One of our Detectives designed **myAPD** as a portal to help residents submit Close Patrol and parking exemptions requests.

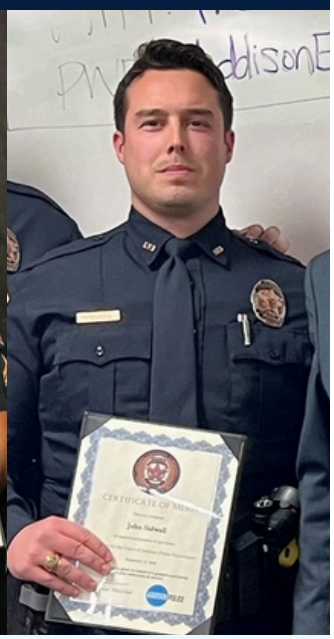
Residents can also report a crime tip, file an online report, and register their home or business security cameras with the department.

For more information, visit https://police.addisontx.gov/Services/myAPD



Department Achievements





3 Preservation of Life awards, 1 Life Saving Award, and 1 Meritorious Conduct Award
Officer in Charge (OIC) J. Sidwell



Police Commendation Bar
J. Morgan, S. Glover, Officer L. Polk, T. Drain, Officer S. Cearlock, N. Davis



Certificate of Merit
Motor Team Lead (MTL) J. Chambers

Additional Preservation of Life award recipients:
- Officers K. Tingue, S. Cearlock, B. Diaz, and M. Stevens

Additional Meritorious Conduct Bar recipients:
- Officers J. Dean, L. Ash, and K. Tingue

Certificates and advanced trainings:
- FBI Law Enforcement Executive Development Association trilogy: Lieutenant S. Anderson, Sergeant C. Aller
- Firearms concepts: Sergeant J. Douthit, OIC M. Davis, Officers M. Rivera, W. Smitham, and M. Sanger
- Criminal Investigations training: Detectives A. Murray, J. Herring, and S. Marshall
- Crime Scene concepts: Detective B. Dowers, Officers D. Allen, D. Arnold, and J. Chambers
- Defensive tactics training: Sergeants J. Phillips and J. Douthit, OIC A. Barrientos, Officer W. Beasley

Personnel Awards



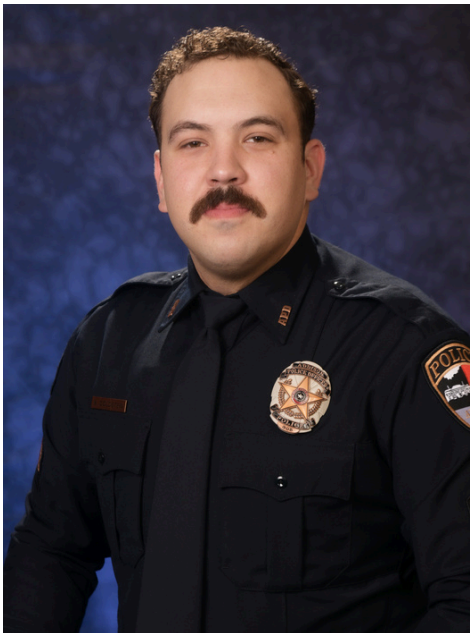
Supervisor of the Year:
C. Helton

- Nights Patrol Lieutenant
- Years of Service: 11



Officer of the Year:
J. Williams

- Days B Officer
- Years of Service: 7



Rookie of the Year:
B. Goldstein

- Nights A Officer
- Years of Service: 3



Detective of the Year:
G. Caravella

- Financial Crimes Detective
- Years of Service: 15



Civilian of the Year:
S. Heath

- Department Assistant
- Years of Service: 13

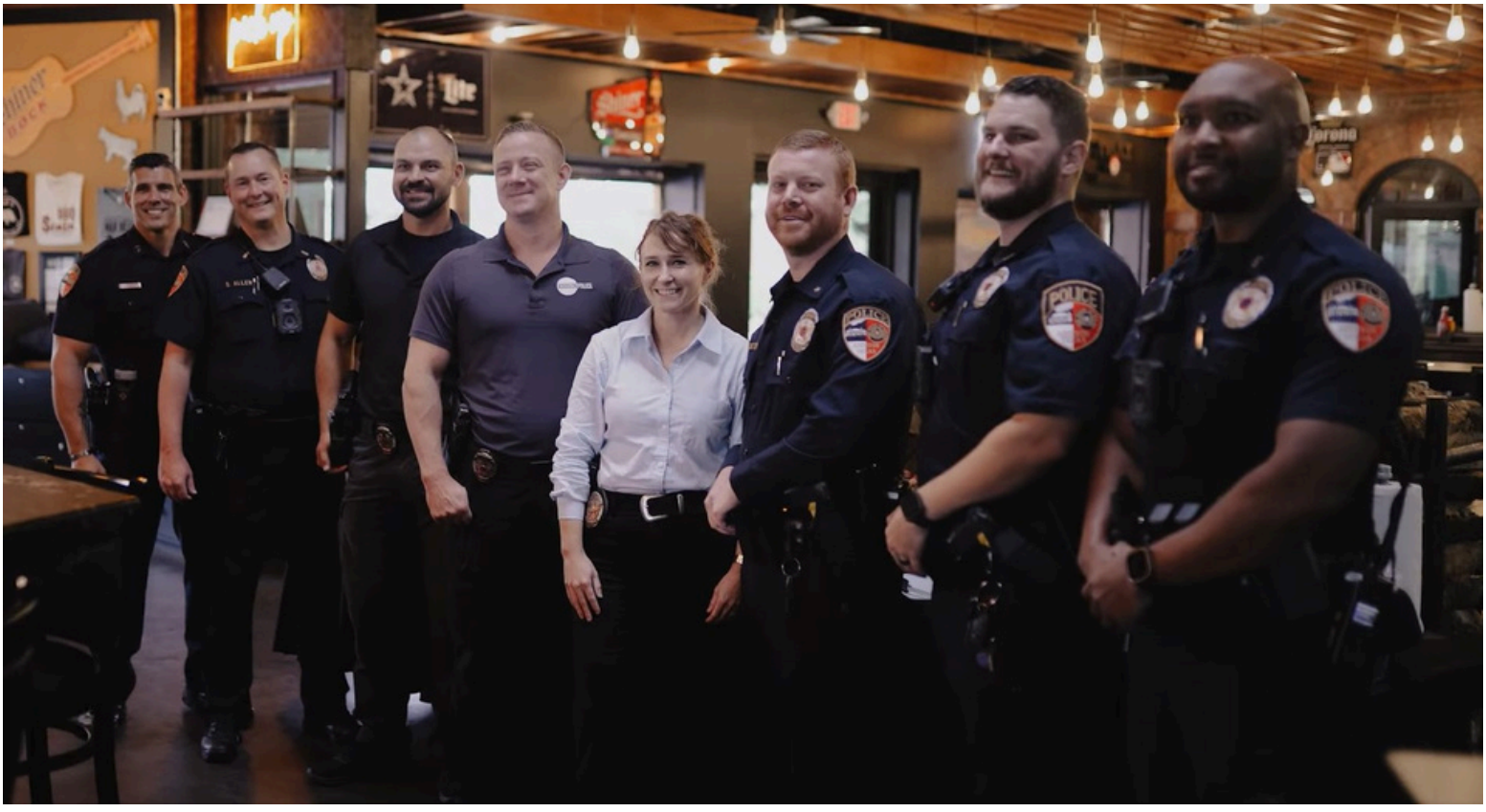
Accomplishments & Goals

2024 Accomplishments:

- Launched **MyAPD Website** so residents can submit Close Patrol requests and parking exemptions, report a crime tip, file an online report, and register their security cameras with the department
- Created and filled a new **Community Engagement Officer** position to improve public safety through intentional outreach, education, relationship building, and crime prevention
- Empowered our **Peer Support Team** to conduct critical incident debriefs, employee wellness checks, and dedicated mental health workshops
- Explored **new technology** including Flock LPR, UrbanSDK traffic analytics, and ShieldSuite incident management software to increase Patrol efficiency
- Worked with our partners to address **homelessness** and community mental health issues

2025 Goals:

- **Recruit, retain, and train** quality employees and officers
  - Remain competitive with recruiting efforts and the implementation of a STEP plan
  - Support new leaders with training and guidance
  - Increase mental health resources
- Complete the **Facility Needs Assessment** to analyze and plan for a new police building design
- Create ancillary positions within the Police Department to respond to community needs
  - **Community Response Team (CRT)** will be created to address neighborhood and business concerns, apprehend known serious offenders, and intelligently surveil crime hotspots
- Enhance coordination with Metrocrest Services and neighboring Police Departments to **offer resources** to individuals experiencing homelessness



Appendix

ADDISON POLICE DEPARTMENT

IS HIRING FUTURE OFFICERS!

RECRUIT $69,910 ★ PO $80,491 ★ TOP-OUT $103,289 ★ PER YEAR PLUS BENEFITS :





BENEFITS:
- Health & Life Insurance
- Paid Sick Leave
- Paid Holidays & Vacation
- 2:1 Matching (20 year) Retirement (TMRS)
- 4% Deferred Compensation 457 Plan
- Tuition Reimbursment & Grade Bonuses
- Uniforms & Equipment Provided
- Military Leave
- & more.... (beards & tattoos welcome*)

INCENTIVES:
- Longevity Pay
- Certification Pay (TCOLE)
- Language Pay
- FTO (Field Training Officer) Pay
- On-Duty Workout (On-Site Gym & Shooting Range)
- No Social Security Deduction

Lateral (Applies to In-/Out-Of-State Federal/State/Local LEOs.):	-	Salary:
9+ years	-	$100,775
8+ "	-	$98,800
7+ "	-	$96,900
6+ "	-	$93,850
5+ "	-	$92,045
4+ "	-	$87,970
3+ "	-	$86,270
2+ "	-	$85,055
1+ year	-	$83,000

Current as of: Dec. '24



HIRING BONUS FOR ALL NEW HIRES:
- $6,000
  - ^ $3,000 upon hiring
  - ^ $3,000 upon completion of 1-year probation or field training, whichever comes later

2 YEARS PRIOR LAW ENFORCEMENT OR 60 HOURS COLLEGE CREDIT OR 3 YEARS ACTIVE DUTY MILITARY

JOIN OUR TEAM

BECOME A POLICE OFFICER

ADDISON POLICE DEPARTMENT, 4799 AIRPORT PARKWAY, ADDISON, TEXAS 75001

WOULD YOU LIKE TO KNOW MORE?

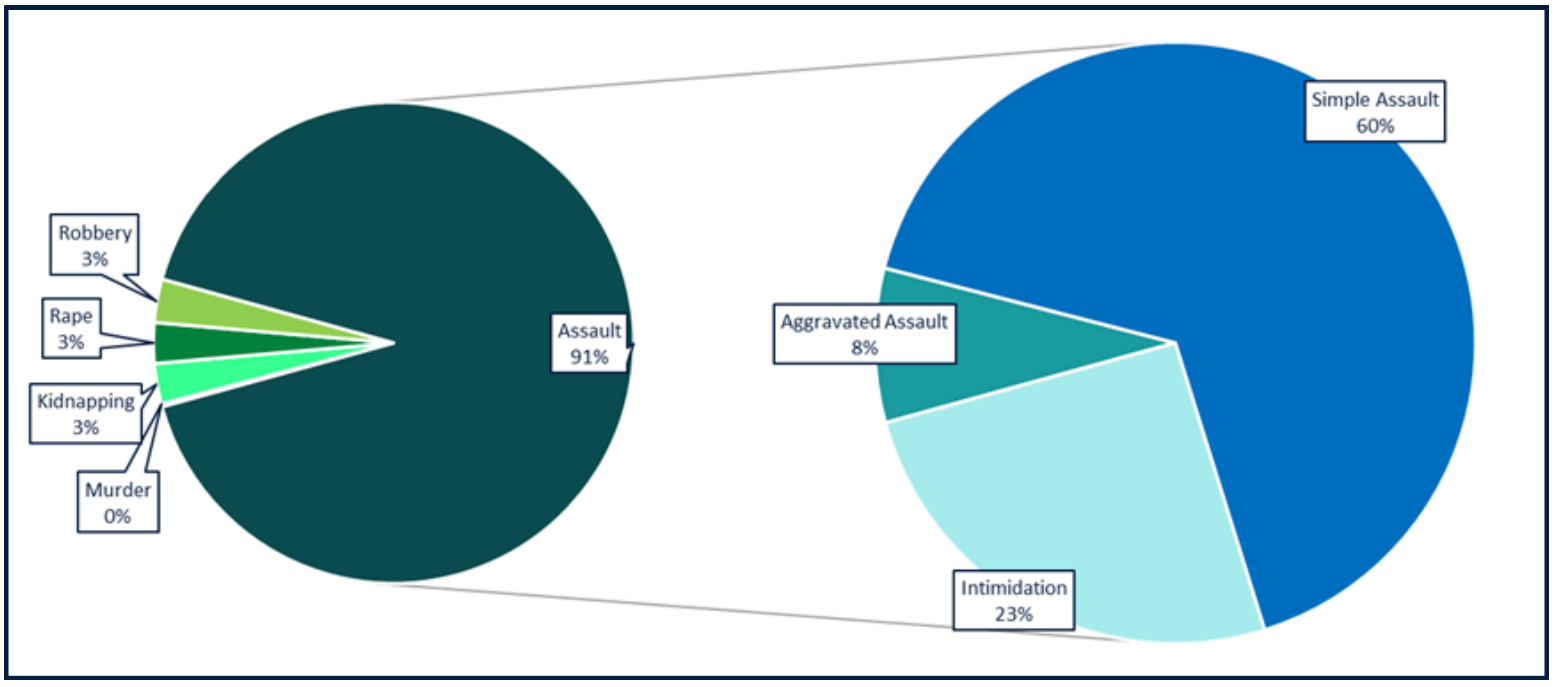
www. ADDISONPOLICECAREERS.com
policecareers@addisontx.gov
(972) 450-7170 / (972) 450-7100

2024-12-05

Appendix: Crimes Against Persons

NIBRS Group	NIBRS Code Name	OFFENSES	CLEARED	CLEARED
Murder	Murder & Nonnegligent Homicide	1	1	**100.0%**
	Negligent Manslaughter	0	0	
	Justifiable Homicide	0	0	
Kidnapping	Kidnapping/Abduction	14	10	**71.4%**
Rape	Rape	10	8	**80.0%**
	Sodomy	0	0	
	Sexual Assault with an Object	0	0	
	Fondling	4	2	**50.0%**
	Incest	0	0	
	Statutory Rape	0	0	
Robbery	Robbery	15	12	**80.0%**
Assault	Aggravated Assault	39	29	**74.4%**
	Simple Assault	311	263	**84.6%**
	Intimidation	120	80	**66.7%**
Trafficking	Commercial Sex Acts	0	0	
	Involuntary Servitude	0	0	
TOTAL		**514**	**405**	**78.8%**

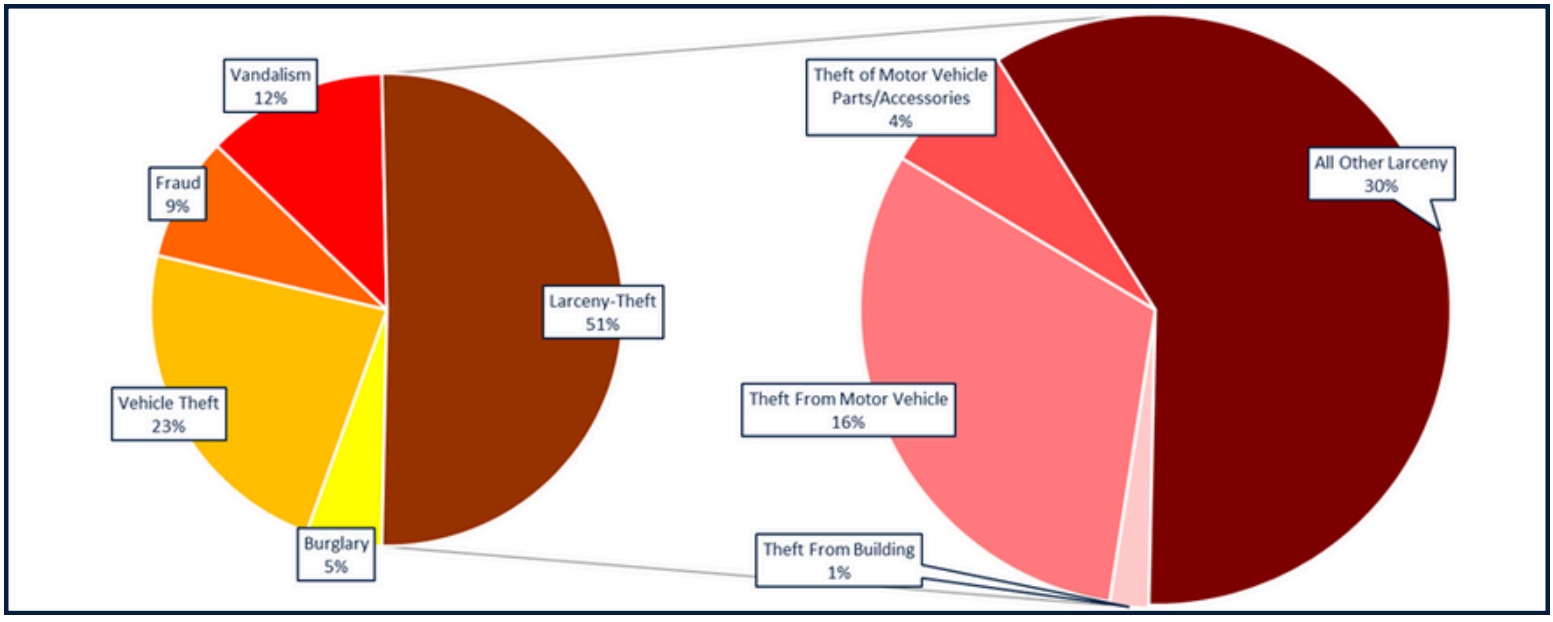
91% of Crimes Against Persons offenses reported in 2024 were assaults. The "assault" category contains these three offense levels: aggravated, simple, and intimidation. "Intimidation" includes assaults by threat, terroristic threats, and similar acts. "Kidnapping" also includes unlawful restraint offenses.



Appendix: Crimes Against Property

NIBRS Group	NIBRS Code Name	OFFENSES	CLEARED	CLEARED
Arson	Arson	1	1	**100.0%**
Burglary	Burglary/Breaking & Entering	67	13	**19.4%**
Vehicle Theft	Motor Vehicle Theft	300	52	**17.3%**
Fraud	Counterfeiting/Forgery	24	7	**29.2%**
	False Pretenses/Swindle/Confidence Game	33	13	**39.4%**
	Credit Card/Automated Teller Machine Fraud	6	3	**50.0%**
	Impersonation	0	0	
	Welfare Fraud	0	0	
	Wire Fraud	1	0	**0.0%**
	Identity Theft	46	22	**47.8%**
Vandalism	Destruction/Damage/Vandalism of Property	161	29	**18.0%**
Larceny-Theft	Pocket-picking	0	0	
	Purse-snatching	0	0	
	Shoplifting	22	11	**50.0%**
	Theft From Building	14	9	**64.3%**
	Theft from Coin Operated Machine	0	0	
	Theft From Motor Vehicle	204	18	**8.8%**
	Theft of Motor Vehicle Parts/Accessories	49	1	**2.0%**
	Embezzlement	0	0	
	Stolen Property Offenses	10	5	**50.0%**
	All Other Larceny	389	82	**21.1%**
Cybercrime	Hacking/Computer Invasion	2	0	**0.0%**
Coercion	Extortion/Blackmail	0	0	
	Bribery	0	0	
TOTAL		**1329**	**266**	**20.0%**

52% of Crimes Against Property offenses reported in 2024 were simple thefts. The "theft" category contains 9 specific offense types and an "all other larceny" catch-all category. Property crimes historically have the lowest clearance rates as they often lack available or developable suspect information.

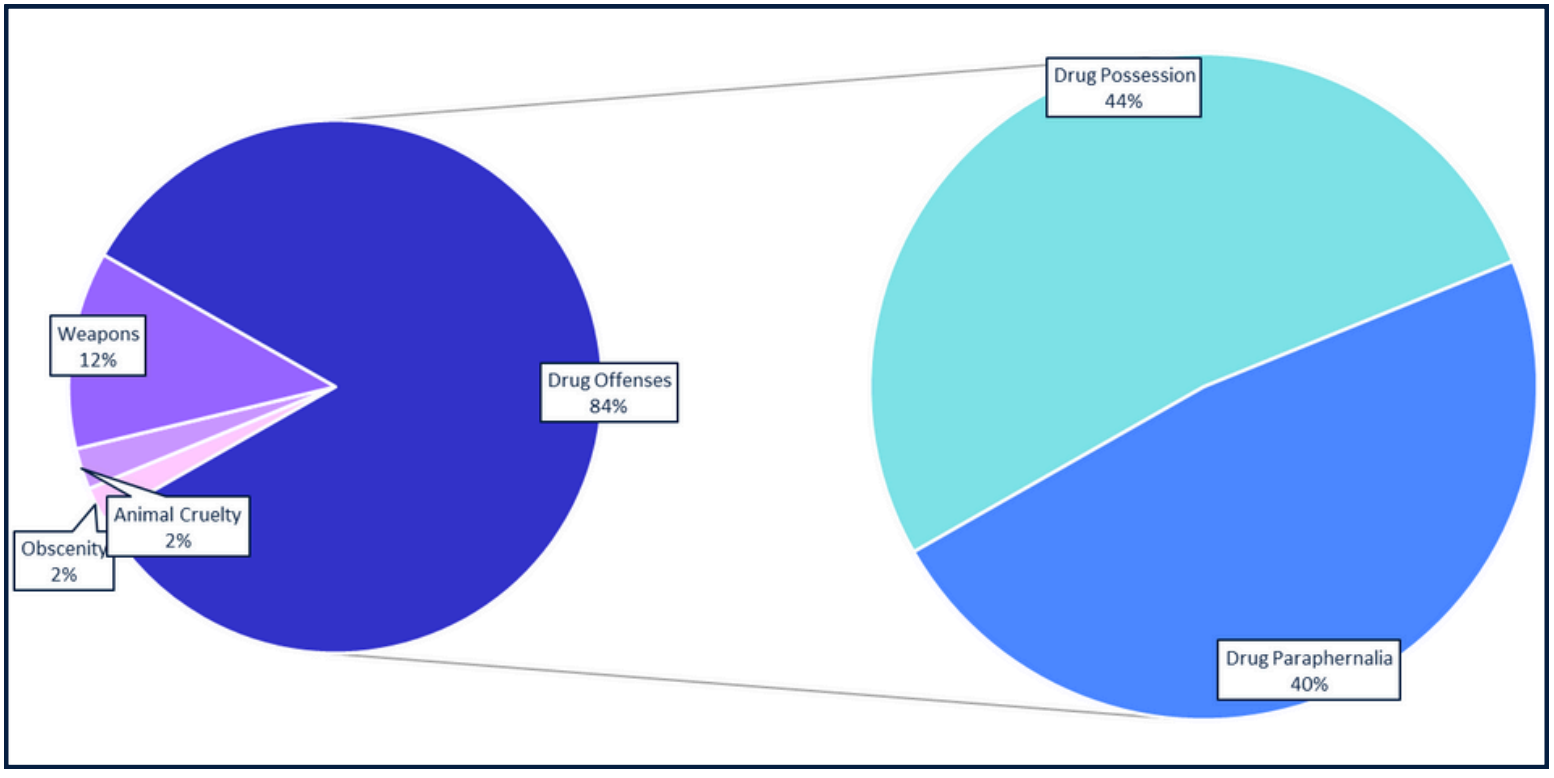


Appendix: Crimes Against Society

NIBRS Group	NIBRS Code Name	OFFENSES	CLEARED	CLEARED
Obscenity	Prostitution	1	0	0%
	Assisting or Promoting Prostitution	0	0	
	Purchasing Prostitution	0	0	
	Pornography/Obscene Material	3	2	67%
Animal Cruelty	Animal Cruelty	5	3	60%
Weapons	Weapon Law Violations	24	22	92%
Narcotics	Drug/Narcotic Violations	87	82	94%
	Drug Equipment Violations	80	80	100%
Gambling & Tampering	Betting/Wagering	0	0	
	Operation/Promoting/Assisting Gambling	0	0	
	Gambling Equipment Violation	0	0	
	Sports Tampering	0	0	
TOTAL		**200**	**189**	**94.5%**

84% of the Crimes Against Society offenses reported in 2024 were drug or narcotics related. The pie chart on the right breaks down the "narcotics" category into the 2 types:

- Drugs/narcotics violations - drug possession, manufacturing, and sales
- Drug equipment violations - drug paraphernalia

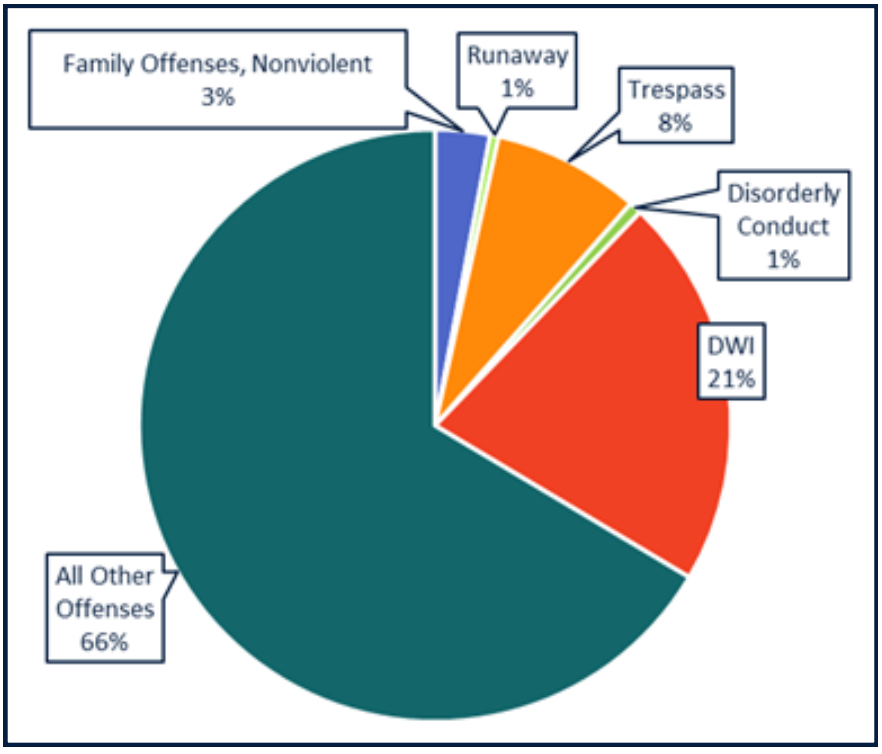


Appendix: Group B Offenses

NIBRS Group	NIBRS Code Name	OFFENSES	CLEARED	CLEARED
Family	Family Offenses, Nonviolent	13	13	**100%**
	Runaway	2	2	**100%**
Other Theft	Bad Checks	0	0	
Public Conduct	Curfew/Loitering/Vagrancy Violations	0	0	
	Trespass of Real Property	35	23	**66%**
	Peeping Tom	0	0	
	Disorderly Conduct	3	2	**67%**
Alcohol	Driving Under the Influence	93	91	**98%**
	Drunkenness	0	0	
	Liquor Law Violations	2	2	**100%**
All Other	All Other Offenses	289	251	**87%**
TOTAL		**437**	**384**	**87.9%**

The total number of offenses in each NIBRS code name are represented in the pie chart below. The NIBRS code names with the largest number of reported incidents are all other offenses (which includes public intoxication), driving under the influence (DWI), and trespass of real property (trespass).

After the FBI's latest update, public intoxication arrests are no longer sorted into the "drunkenness" category.



City Council Regular Meeting **2. a.**
Meeting Date: 04/08/2025
Department: City Manager

AGENDA CAPTION:
City Manager's Announcements

BACKGROUND:
The City Manager will make announcements of interest to the Town.

FISCAL IMPACT
N/A

RECOMMENDATION
Information only.

City Council Regular Meeting **2. b.**
Meeting Date: 04/08/2025
Department: City Manager

AGENDA CAPTION:
Employee Recognition

BACKGROUND:
The City Manager will recognize an employee for his/her service to the Town.

FISCAL IMPACT
N/A

RECOMMENDATION
Information only.

City Council Regular Meeting **2. c.**
Meeting Date: 04/08/2025
Department: City Manager

AGENDA CAPTION:
Addison Police Department Meritorious Conduct and Preservation of Life Awards

BACKGROUND:
Addison Police Chief, Chris Freis will present the following awards to members of the Addison Police Department:

Meritorious Conduct Award

- Officer Shelby Cearlock

Preservation of Life Award

- Sergeant Christopher Aller
- Officer Rebekah Hendrick

FISCAL IMPACT
N/A

RECOMMENDATION
N/A

City Council Regular Meeting **4. a.**

Meeting Date: 04/08/2025

Department: City Secretary

AGENDA CAPTION:

Consider action on the Minutes from the March 25, 2025 City Council Meeting.

BACKGROUND:

The minutes for the March 25, 2025 City Council Meeting have been prepared for consideration.

FISCAL IMPACT

N/A

RECOMMENDATION

Administration recommends approval.

Attachments

Minutes - March 25, 2025 City Council Meeting

D R A F T

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL

March 25, 2025

Addison Town Hall
5300 Belt Line Road, Dallas, TX 75254
5:00 PM Work Session – Town Hall Parlor
7:00 PM Regular Meeting – Town Hall City Council Chambers

Present: Mayor Bruce Arfsten; Mayor Pro-Tempore Darren Gardner; Deputy Mayor Pro-Tempore Nancy Craig; Council Member Chris DeFrancisco; Council Member Howard Freed; Council Member Dan Liscio; Council Member Marlin Willesen

WORK SESSION

The Addison City Council will convene in the Work Session in the Town Hall Parlor at 5:00 PM.

1. **Call Meeting to Order and Announce that a Quorum is Present.**

Mayor Arfsten called the meeting to order in the Town Hall Parlor at 5:00 PM.

2. **Citizen Comments on the Consent Agenda Items.** *This item allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. 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 beginning of this item.*

No citizens requested to address the City Council on an item included in the Consent Agenda.

3. **Council Member Clarification Requests Regarding Consent Agenda Items.**

   a. **Council Questions and Answers**

Mayor Arfsten closed the Open Meeting to convene the City Council into Closed Meeting at 5:03 PM.

4. **Closed Meeting.** The Addison City Council will enter a Closed Meeting pursuant to Texas Government Code Sections 551-071 through 090 to discuss the following item(s):

a. Pursuant to Section 551.071(2) to receive legal advice from the City Attorney regarding agenda Item 5(a), the Unified Development Code.

b. Pursuant to Section 551.072 to deliberate the purchase, exchange, lease, or value of real property for public parks and open space.

c. Pursuant to Section 551.087(1): Economic Development Negotiations to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations:
    - Addison Circle Transit Oriented Development Project

Mayor Arfsten convened the City Council into Open Meeting at 7:13 PM. No action was taken as a result of the Closed Meeting.

5. **Open Meeting.** In accordance with Texas Government Code Chapter 551, the Addison City Council will reconvene in an Open Meeting to consider action, if any, on the matters discussed in the Closed Meeting.

Mayor Arfsten closed the Work Session at 7:13 PM with the decision to postpone Work Session Items #6a, #6b, and #6c until the end of the Regular Meeting.

COUNCIL MEETING

Mayor Arfsten convened the City Council Meeting at 7:13 PM in the Town Hall City Council Chambers.

1. **Pledge of Allegiance.** United States and Texas Flags.

Mayor Arfsten led the Pledge of Allegiance to the United States and Texas Flags.

2. **Proclamations / Presentations**
    a. **City Manager's Announcements**
    b. **Employee Recognition**
        - Development & Neighborhood Services: Director of Development & Neighborhood Services Director Lesley Nyp introduced Assistant Director of Neighborhood Services Ray Mendez

    c. **2025 Surveyors Week Proclamation**

- Mayor Arfsten presented a proclamation recognizing the week of March 16 – 22, 2025 as Surveyors Week in the Town of Addison. Christopher R. Freeman, R.P.L.S received the proclamation on behalf of the Dallas Chapter of the Texas Society of Professional Surveyors as a chapter member.

d. **2025 American Red Cross Month Proclamation**
- Mayor Arfsten presented a proclamation recognizing March 2025 as Red Cross Month in the Town of Addison. Andy Dastur received the proclamation on behalf of the Red Cross DFW Metro East Chapter as a board member. Chapter volunteer, Tyler Rowe was present to document the recognition.

3. **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.*

The following citizen requested to speak during the Public Comment period:

- David Snell, 11707 Lakefront Drive, Frisco – spoke regarding his recent experience with a company hangar at the Addison Airport where he had leased space from the managing company.

The following citizens did not request to speak during the Public Comment period, but submitted written Public Comments to be provided to the City Council. These written comments are attached to the Minutes:

- Jacob Meadors, 3920 Asbury Lane – submitted written comments asking the City Council to support policies providing parents with reduced work hours and expectations through neighboring communities or businesses that institute these practices.
- Lee and Rose Ann Hopwood, 4111 Leadville Place – submitted questions for the City Council to consider during their deliberations regarding the adoption of the Unified Development Code.

4. **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.*

a. **Consider action on the Minutes from the February 25, 2025 City Council Meeting.**

b. **Consider action on the Minutes from the February 27, 2025 City Council Strategic Planning Session Meeting.**

c. **Consider action on the Minutes from the March 4, 2025 City Council Meeting.**

d. *Resolution No. R25-018:* **Consider action on a Resolution approving an entertainment agreement between the Town of Addison and Westerly Adjacent, Inc. performing as Silversun Pickups to provide entertainment at the Taste Addison event and authorizing the City Manager to execute the agreement in an amount not to exceed $60,000.**

e. *Resolution No. R25-019:* **Consider action on a Resolution approving an entertainment agreement between the Town of Addison and Suesuesudio, Inc. performing as Hoobastank, to provide entertainment at the Taste Addison event and authorizing the City Manager to execute the agreement in an amount not to exceed $58,000.**

f. *Resolution No. R25-020:* **Consider action on a Resolution approving an Advance Funding Agreement for Highway Safety Improvement Off System (AFA CSJ 0918-47-488 and 0918-47-489) between the Texas Department of Transportation and the Town of Addison regarding traffic signal improvements on Arapaho Road at Surveyor Boulevard and install flashing yellow arrows and retro-reflective backplates at various signal locations across town and authorize the City Manager to execute the agreement.**

g. *Resolution No. R25-021:* **Consider action on a Resolution approving an agreement between the Town of Addison and Kleen Pipe Underground Pipe Maintenance for stormwater infrastructure repair services and authorizing the City Manager to execute the agreement in an amount not to exceed $70,185.**

h. **Consider action on a purchase order for traffic signal equipment from Paradigm Traffic Systems Inc. through BuyBoard for the intersection of Business Avenue at Belt Line Road and authorize the City Manager to execute the purchase order in an amount not to exceed $52,800.**

MOTION: Deputy Mayor Pro-Tempore Craig moved to approve §4 - CONSENT AGENDA (a-h) as presented. Mayor Pro-Tempore Gardner seconded the motion. Motion carried unanimously.

5. **Public Hearings.**

a. *Ordinance No. O25-004:* **Hold a public hearing, present, discuss and consider action on an Ordinance adopting the text of a Unified Development Code ("UDC"), including changes to the Town of Addison's laws and regulations regarding zoning districts, subdivision and development, building, and construction with the zoning district changes to be considered at a later date.**
[Director of Development & Neighborhood Services, Lesley Nyp]

The Town of Addison first engaged Clarion Associates in 2019 to begin the review and update of the Town's "development regulations," which currently include ordinances for zoning, subdivision of land, signs, and related issues, most of which were originally adopted 30 or more years ago. The goal of the review was to consolidate and update the regulations into a Unified

Development Code (UDC) that is clear, enforceable, and helps implement the Town's shared vision for the future. The UDC drafting and review process consisted of four code drafting phases, a testing phase, a public review of the UDC document, and a thorough review by four key groups described as the "project team":

- Town Staff Review Team
- UDC Advisory Committee
- Planning & Zoning Commission
- City Council

The project team has analyzed all feedback received throughout the drafting process to prepare the adoption draft UDC.

At the February 18, 2025 Planning and Zoning Commission meeting, the Unified Development Code was recommended for approval as presented.

- Voting Aye: Fansler, Barker, Braun, Copeland, Smith, Wright
- Voting Nay: None
- Absent: None
- Abstain: None

Commissioner Alan Then did not participate in voting for the UDC.

Speakers at the Planning and Zoning Commission Public Hearing:

- On:
  - Rose Ann Hopwood, 4111 Leadville Place
  - Curtis Green, 15800 Spectrum Drive
  - David Collins, 14668 Wayside Court
- In Favor:
  - None
- In Opposition:
  - None

Administration recommended approval.

Mayor Arfsten opened the Public Hearing. No citizens requested to address the Council. Mayor Arfsten closed the Public Hearing.

MOTION: Council Member Freed moved to table this item. Motion failed due to lack of second.

MOTION: Council Member Liscio moved to approve Ordinance No. O25-004 adopting the Unified Development Code as modified to include minor revisions by the City Council. Council Member Willesen seconded the motion. Motion carried 6-1 with Council Member Freed voting against.

6. **Items for Individual Consideration.**

   a. *Resolution No. R25-022:* **Present, discuss, and consider action on a Resolution authorizing an Interlocal Cooperation Agreement (ILA) with the City of Farmers Branch, the City of Coppell, and the City of Carrollton regarding the funding of the new North Texas Emergency Communications Center, Inc. (NTECC) consolidated public safety communications center; authorizing the Town's percentage share of project funding, which shall not exceed 16.8070% of the total construction cost for the project; authorizing the city manager to execute the agreement; and providing an effective date.**
   [Deputy City Manager, Ashley Shroyer]

The North Texas Emergency Communications Center (NTECC) will be approaching its 15th year of operations at the end of this decade. In May 2014, NTECC entered a 15-year lease agreement with CyrusOne for its current office space. There is one 5-year renewal option that requires NTECC to provide notification 18 months in advance of the April 2029 ending date.

Anticipating the lead time for various options, including expanding at our current location, relocating, remodeling an existing space, or constructing a new facility, the four participating city managers on the NTECC Board of Directors (Coppell, Addison, Farmers Branch, and Carrollton) requested a space planning analysis from Terry Goswick, NTECC's Executive Director. The analysis revealed that the 30-year cost of leasing would amount to $57,616,540, while constructing a new facility would cost $32,770,416. Based upon this analysis, NTECC's Board (in conjunction with the participating cities) approved moving forward with the purchase of real property for the construction of a new facility to be owned and operated by NTECC (the Project).

On October 22, 2024, the Town entered into an Interlocal Cooperation Agreement between the Cities and NTECC to purchase real property for the Project. With the property acquisition complete, the Cities and NTECC will now enter into a second Interlocal Cooperation Agreement setting forth the terms and conditions by which the parties agree to jointly administer and fund construction of the Project.

Administration recommended approval.

MOTION: Council Member Willesen moved to approve Resolution No. R25-022 authorizing the Town to enter into an Interlocal Agreement with the City of Farmers Branch, the City of Coppell, and the City of Carrollton regarding funding for the construction of the new NTECC facility. Council Member Liscio seconded the motion. Motion carried unanimously.

7. **Items of Community Interest.** *The City Council will have this opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition; a reminder about an upcoming event organized or sponsored by the Town of Addison; information regarding a social, ceremonial, or community event that was or will be attended by an Addison City Council member or an official; and, announcements involving an eminent threat to public health and safety in Addison that has arisen since posting this agenda.*

Work Session Continued

a. **Present and discuss the Town's Strategic Plan.**
[Chief of Staff, Sarah Kuechler]

Chief of Staff Sarah Kuechler presented an update on the Town's Strategic Plan.

Since 2016, Addison's City Council has met annually to discuss strategic questions and identify key priorities for the Town. The last annual plan (FY 2025 Vision Statement, Strategic Pillars, and Milestones) was created and adopted by Council through Resolution on March 5, 2024. The plan is used to assist with the annual budget development and the allocation of resources that align with Council-identified priorities, to guide staff and the organization's efforts, and to measure progress towards defined goals. A new format was introduced with the current strategic plan organized by:

- **Key Focus Areas:** Key areas around which we build and focus our efforts and resources.
- **Strategic Objectives:** Top ways that we succeed in our Key Focus Areas (~3-7 per Key Focus Area).
- **Initiatives:** Specific means by which we accomplish our Strategic Objectives.

Staff has been reporting progress on the Strategic Plan quarterly to Council and the public through an online dashboard available on the Town's website.

On Thursday, February 27, 2025, City Council met in a Special Meeting to review the plan. The afternoon session was led by facilitator Nick Kittle of Sustainovation. Town staff leadership participated as well.

Through the discussion, Council proposed modifications to the current plan as shown in the presentation. A consent item will be brought forward for Council consideration at the April 8, 2025 Council Meeting to adopt the revised plan for 2025-2026.

b. **Present and discuss a recommendation from the City Council Community Partnership Committee regarding the Town's Non-Profit Funding Program and program guidelines.**
[Chief of Staff, Sarah Kuechler]

Chief of Staff Sarah Kuechler presented the recommendation of formal program guidelines for the Town's Non-Profit Funding Program from the City Council Community Partnership Committee.

Historically, the Town has provided grant funding to non-profit organizations through an application process aligned with the annual budget cycle. The same process and application was used for all non-profit organizations and applications were limited to organizations that had received prior funding from the Town. In FY2025, the Town followed the historical process for non-profit organizations. However, applications were opened to all non-profit organizations serving Addison and the process began to transition to align funding for performing arts organizations with the recommendations of the Theatre study.

On December 10, 2024, City Council formed an advisory Council Committee by resolution called

the Community Partnership Committee. The purpose of the Committee is to develop and recommend a new process to evaluate funding applications from non-profit organizations, and, upon approval of the new process by Council, to review applications and make recommendations to the City Council as part of the annual budget process. The following three (3) Council Members were appointed to serve on the Committee: Deputy Mayor Pro-Tempore Nancy Craig, Council Member Chris DeFrancisco, and Council Member Marlin Willesen. Committee appointments will be made annually with other Council liaison appointments at the first Council meeting in June.

The Committee held four (4) recent meetings on January 23, February 4, March 11, and March 18, 2025 to develop a new process and criteria to evaluate applications and recommend funding support to non-profit organizations.

Staff drafted Non-Profit Funding Program Guidelines ("Guidelines") to document the program and process, incorporating the Committee's input and direction on items such as program categories, eligibility, application, review, and evaluation. The intent of the document is to provide consistency in program administration and communicate expectations to stakeholders.

The Guidelines begin with an overview of the Non-Profit Funding Program process overall (pages 1-3), followed by a section for each Program Category (Local Service Organizations and Performing Arts Organizations) with more specific information regarding purpose, funding, application, and general evaluation criteria for each category. The Performing Arts Organizations category has a proposed structure with subcategories for Resident Company of the Mainstage, Resident Company(ies) of the Studio, and General Assistance.

The Committee voted and recommended approval to bring forward the draft Non-Profit Program Guidelines for City Council consideration. The proposed funding program and process aligns with the FY2026 budget process. The Committee funding recommendations would be considered by the full City Council as part of the budget workshops for FY2026.

c. **Present and discuss the creation of a Development Relations Project Manager position.**
[Deputy City Manager, Ashley Shroyer]

Deputy City Manager Ashley Shroyer presented a proposal to create a Development Relations Project Manager position for the Town.

Staff proposed the creation of a Development Relations Project Manager to serve as the central point of contact between the Town of Addison and developers. This role is essential for streamlining development processes, improving stakeholder engagement, and ensuring efficient coordination between departments. As Addison continues to grow, this position will help facilitate economic development, resolve project challenges, and enhance customer service for the development community. The Development Relations Project Manager will play a key role in fostering positive relationships, supporting strategic planning, and ensuring that development projects align with the Town's long-term vision.

This position would be funded by the Development Services and Economic Development Funds

and can be absorbed into their existing budget.

---

8. **Adjourn Meeting.**

There being no further business to come before the City Council, Mayor Arfsten adjourned the meeting at 9:35 PM.

TOWN OF ADDISON, TEXAS

_____
Bruce Arfsten, Mayor

ATTEST:

_____
Valencia Garcia, City Secretary

City Council Public Comment Form

Submitted on	23 March 2025, 3:40PM
Receipt number	20
Related form version	9

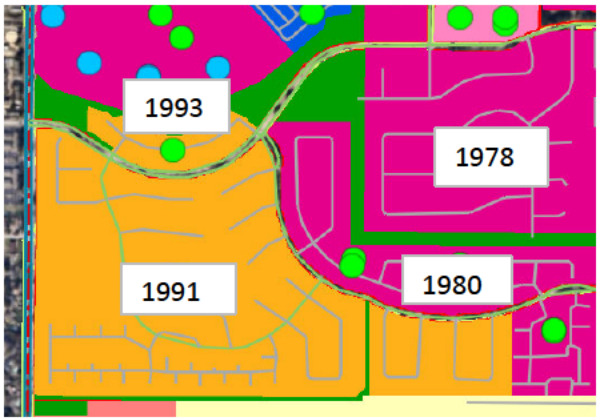
	Acknowledged
Meeting Date	03/25/2025
Comment delivery option:	Provide written comments to City Council
I wish to speak during:	
Which Agenda Item #?	
Please provide your written public comment for the City Council here:	Would the city council put its efforts and energies in collaboration with our neighboring cities in the Metrocrest chamber of commerce to support the voluntary reduction of work hours for parents in our communities without harm to their wages? Would the council work with our citizens across Addison, Farmers Branch, and Carrollton, to create policy that would support our businesses who believe that full-time employment expectations for parents should be lower than for non-parents to improve quality of life for our future generations?
Name	Jacob Meadors
Street	3920 Asbury Ln
City	Addison
State	TX
Zip	75001
Phone Number	[redacted]
Email	[redacted]

If you represent a group or organization, please list it below.

WEST ADDISON RESIDENTIAL - Single Family Detached, Zero-Lot Line, and Duplex

Downloaded 2/26/2025 https://experience.arcgis.com/experience/e6f7d540e55048e69e0ed69ef791536e/

Subdivision	Estab.	Acres	%	Density	Action	Zone Class Desc	Ordinance link
Midway Meadows (S of Beltway, W of AMLI Treehouse to Redding Trail)	1978	59	2.12%	not specified in	Change zoning from Residential to Planned Development	Planned Development District	https://gis.addisontx.gov/GIS_Documents/Ordinances/1978/461 - 1978.pdf
Les Lacs Garden Homes (S and E of Redding Trail)	1980	40	1.44%	5.5 du/ acre	Change zoning from Residential to Planned Development	Planned Development District	https://gis.addisontx.gov/GIS_Documents/Ordinances/1980/623 - 1980.pdf
" "	1984	"		"	Amend ORD 623 for an existing Planned Development	"	https://gis.addisontx.gov/GIS_Documents/Ordinances/1984/084-007 - 1984.pdf
" "	1991	"		"	Amend planned development ordinance no. 623	"	https://gis.addisontx.gov/GIS_Documents/Ordinances/1991/091-021 - 1991.pdf
Waterford et al, Chatham, Grand Addison et al, Westfield (S of Beltway & Proton, abutting Marsh)	1991	125	4.49%	not specified in ordinance	Change zoning from PD-TH to MXR	MXR - Mixed Use Residential District	https://gis.addisontx.gov/GIS_Documents/Ordinances/1991/091-011 - 1991.pdf
Addison Town Center (north of Beltway @ Park Place)	1993	17	0.61%	5.5 du /acre	Change zoning from PD to MXR, amend existing MXR to change allowed density from 12 to 5.5 units/acre	MXR - Mixed Use Residential District	https://gis.addisontx.gov/GIS_Documents/Ordinances/1993/093-019 - 1993.pdf
		241	**8.65%**	**of Addison's total 2,787 acres**			



Assumption based on 1/25/25 convo with Lesley Nyp: Adoption of the new UDC will not change the zoning district of Midway Meadows. It will remain a Planned Dev district.

Question: What will regulate redevelopment within a PD district like Midway Meadows after adoption of new UDC? Options include the 1978 Midway Meadows ordinance, 1978 PD zoning regulations, 1978 R-1 Single Family zoning regulations (per the ordinance), 2025 UDC PD zoning regulations, HOA CCR's, and/or something else?

For example, if max density is not specified in the 1978 ordinance that created the Midway Meadows PD, will anything govern the max du/acre after UDC adoption?

Also, if maximum du/acre was not specified in 1991 ordinance that created the Waterford et all MXR, what if anything will regulate redevelopment density after UDC adoption? The 1991 MXR regulations (12 du/acre?), or something else?

"Pretty much everything in Addison is up for redevelopment." -- Verdunity CEO, July 2024 joint meeting of CPAC-P&Z-City Council

City Council Regular Meeting **4. b.**

Meeting Date: 04/08/2025

Department: City Manager

Key Focus Areas: Public Safety
Economic Development and Revitalization
Mobility and Connectivity
Infrastructure Development and Maintenance
Financial Health and Organizational Excellence
Community Engagement
Vibrant and Active Community

AGENDA CAPTION:

Consider action on a Resolution approving the Vision Statement, Key Focus Areas, and Strategic Objectives of the Addison Strategic Plan.

BACKGROUND:

Strategic Plan Background

Since 2016, Addison's City Council has met annually to discuss strategic questions and identify key priorities for the Town. The last annual plan (FY2025 Vision Statement, Strategic Pillars, and Milestones) was adopted by Council through Resolution on March 5, 2024. The plan is used to assist with the annual budget development and propose the allocation of resources with Council-identified priorities, to guide staff and the organization's efforts, and to measure progress towards defined goals. A new format of the current strategic plan is organized by:

- **Key Focus Areas:** Key areas around which we build and focus our efforts and resources.
- **Strategic Objectives:** Top ways that we succeed in our Key Focus Areas (~3-7 per Key Focus Area).
- **Initiatives:** Specific means by which we accomplish our Strategic Objectives.

City Council sets the Key Focus Areas and Strategic Objectives, and staff develops and manages Initiatives to accomplish the objectives set by Council. Staff reports progress quarterly to Council and the public through an online dashboard available on the Town's website.

Strategic Planning Retreat and Update

On Thursday, February 27, 2025, City Council met in a Special Meeting to review the plan. The afternoon session was led by facilitator Nick Kittle of Sustainovation and Town staff leadership participated as well.

Through the discussion, Council proposed modifications to the current plan, which were drafted and presented to Council in a work session on March 25, 2025. Based on that work session, a Resolution is being brought forward to consider adopting the revised plan.

Next Steps
If approved, staff will update the online dashboard, develop funding packages for consideration as part of the FY2026 Budget process, and continue to communicate Council agenda items based upon strategic alignment with the plan.

Staff will also update and add Initiatives to incorporate the feedback received by Council during the February 27, 2025 planning session and during the March 25, 2025 work session. The following Initiatives will be reflected:

- Add: "*Explore and pursue potential quality senior housing*." (Economic Development and Revitalization)
- Add: "*Engage and create opportunities for businesses and corporations to participate in community programs and events, such as Field Day or Earth Day service activities*." (Economic Development and Revitalization)
- Modify: "*Develop pedestrian crossing plan**, incorporating innovative tools and concepts, to*** ~~*and*~~ *improve crossings throughout Town."* (Mobility and Connectivity)
- Add: *"Evaluate potential opportunities to improve the waste & recycling contract for the Town, including commercial recycling, recycling at Town facilities and events, and/or other recycling options."* (Financial Health and Organizational Excellence)
- Add: "*Work with CWD on an audit of waste & recycling to understand percentage of materials that are recycled and potential opportunities to increase*". (Financial Health and Organizational Excellence)
- Add: "*Increase recycling education to residents and businesses*." (Community Engagement)
- Add: "*Explore hosting new special events.*" (Vibrant Active Community)

FISCAL IMPACT
The plan is used to assist with the annual budget development and the allocation of resources that align with Council-identified priorities.

RECOMMENDATION
Staff recommends approval.

Attachments

Resolution - FY26 Strategic Plan Adoption

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS APPROVING A VISION STATEMENT, KEY FOCUS AREAS, AND STRATEGIC OBJECTIVES OF THE ADDISON STRATEGIC PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council met in a Special Meeting on February 27, 2025 to discuss the Town's Strategic Plan; and

WHEREAS, the Vision Statement, Key Focus Areas, and Strategic Objectives have been reviewed and developed to create a cohesive vision of the future for the Town of Addison and a strategic plan to guide these efforts; and

WHEREAS, as a result of the Council's discussion, the City Council desires to adopt a Vision Statement, Key Focus Areas, and Strategic Objectives for Fiscal Year 2026.

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

SECTION 1. The Vision Statement, Key Focus Areas, and Strategic Objectives for Fiscal Year 2026, attached hereto as **Exhibit A** and incorporated herein, are hereby approved.

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

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***8th*** day of ***APRIL***, ***2025*.**

TOWN OF ADDISON, TEXAS

_____
Bruce Arfsten, Mayor

ATTEST:

_____
Valencia Garcia, City Secretary

EXHIBIT A

Vision Statement, Key Focus Areas, and Strategic Objectives for Fiscal Year 2026

Vision Statement:

The Town of Addison is the benchmark for a diverse, vibrant, innovative, and connected community. Along with our services delivered the Addison Way, our unique places and experiences enhance the quality of life for our residents, businesses, workers, and visitors and make Addison the place to live, work, and visit.

Key Focus Area: Public Safety

- **Strategic Objective:** Retain, recruit, and train quality employees in the Addison Way and provide adequate resources (facilities, tools, equipment, etc).
- **Strategic Objective:** Proactively enforce and strengthen Town zoning, building, and health and safety codes.
- **Strategic Objective:** Prepare for the impact of new growth, redevelopment, and density.
- **Strategic Objective:** Continuously evaluate response needs to changing environment.
- **Strategic Objective:** Leverage technology to address issues.

Key Focus Area: Economic Development and Revitalization

- **Strategic Objective:** Pursue new economic development and zoning tools to revitalize declining areas.
- **Strategic Objective:** Implement the Transit-Oriented Development (TOD) and leverage that investment as a catalyst to improve the surrounding area.
- **Strategic Objective:** Provide premium development in all forms through the vision established in the Town's new comprehensive plan.
- **Strategic Objective:** Optimize and market Addison's brand, uniqueness, and our "Addison Way" culture.
- **Strategic Objective:** Leverage the Addison Airport to maximize business growth and expansion.
- **Strategic Objective:** Revitalize existing hotels and attract high quality hotel and meeting space options.
- **Strategic Objective:** Develop a plan to redevelop and revitalize Inwood Corridor.
- **Strategic Objective:** Foster relationships within and among the business and realtor community.

Key Focus Area: Mobility and Connectivity

- **Strategic Objective:** Facilitate build-out of Addison as a major North Dallas transportation connection point.
- **Strategic Objective:** Improve East-West pedestrian connectivity.

- **Strategic Objective:** Update and implement Master Transportation Plan (MTP).
- **Strategic Objective:** Address first mile/last mile TOD connectivity.
- **Strategic Objective:** Connect major destinations in Town.
- **Strategic Objective:** Improve pedestrian safety.

Key Focus Area: Infrastructure Development and Maintenance

- **Strategic Objective:** Continue to invest in and maintain our Asset Management Plan.
- **Strategic Objective:** Evaluate infrastructure needs for new development and redevelopment staying true with Addison brand.

Key Focus Area: Financial Health and Organizational Excellence

- **Strategic Objective:** Attract, retain, and develop top tier employees.
- **Strategic Objective:** Implement continuous improvement and business process efficiencies maximizing the Addison way and brand.
- **Strategic Objective:** Maintain credit rating and a fiscally resilient budget process.
- **Strategic Objective:** Explore opportunities for consolidating and/or expanding Town facilities.
- **Strategic Objective:** Develop a plan for the next bond election.

Key Focus Area: Community Engagement

- **Strategic Objective:** Develop a pathway for future community leaders.
- **Strategic Objective:** Create meaningful short-term service opportunities.
- **Strategic Objective:** Use innovative approaches to marketing and engagement the Addison Way.

Key Focus Area: Vibrant Active Community

- **Strategic Objective:** Enhance the resident and visitor experience by activating our community parks and Town assets.
- **Strategic Objective:** Enhance Addison gateways and visual appeal of streetscapes to optimize Addison brand.
- **Strategic Objective:** Vision & create special moments that make people want to be in Addison (arts, events, AAC, markets).

City Council Regular Meeting **4. c.**

Meeting Date: 04/08/2025

Department: City Manager

Key Focus Areas: Economic Development and Revitalization
Vibrant and Active Community

AGENDA CAPTION:

Consider action on a Resolution approving Program Guidelines for the Town's Non-Profit Funding Program.

BACKGROUND:

Historically, the Town has provided grant funding to non-profit organizations through an application process aligned with the annual budget cycle. The same process and application was used for all non-profit organizations and applications were limited to organizations that had received prior funding from the Town. In FY2025, the Town followed the historical process for non-profit organizations. However, applications were opened to all non-profit organizations serving Addison and the process began to transition to align funding for performing arts organizations with the recommendations of the Theatre study.

Community Partnership Committee

On December 10, 2024, City Council formed an advisory Council Committee by resolution called the Community Partnership Committee. The purpose of the Committee was to develop and recommend a new process to evaluate funding applications from non-profit organizations, and, upon approval of the new process by Council, to review applications and make recommendations to the City Council as part of the annual budget process. The following three (3) Council Members were appointed to serve on the Committee: Deputy Mayor Pro-Tempore Nancy Craig, Council Member Chris DeFrancisco, and Council Member Marlin Willesen. Committee appointments will be made annually with other Council liaison appointments at the first Council meeting in June.

The Committee held four (4) recent meetings on January 23, February 4, March 11, and March 18, 2025 to develop a new process and criteria to evaluate applications and recommend funding support to non-profit organizations.

Recommended Program and Draft Guidelines

Staff drafted Non-Profit Funding Program Guidelines ("Guidelines") to document the program and process, incorporating the Committee's input and direction on items such as program categories, eligibility, application, review, and evaluation. The intent of the document is to provide consistency in program administration

and communicate expectations to stakeholders.

The Guidelines begin with an overview of the Non-Profit Funding Program process overall (pages 1-3), followed by a section for each Program Category (Local Service Organizations and Performing Arts Organizations) with more specific information regarding purpose, funding, application, and general evaluation criteria for each category. The Performing Arts Organizations category is structured with subcategories for Resident Company of the Mainstage, Resident Company(ies) of the Studio, and General Assistance.

The Committee voted and recommended approval to bring forward the draft Non-Profit Program Guidelines for City Council consideration. City Council reviewed the Guidelines during a work session on March 25, 2025.

FISCAL IMPACT

The proposed funding program and process aligns with the FY2026 budget process. Committee funding recommendations will be considered by the full City Council as part of the budget workshops for FY2026.

RECOMMENDATION

Staff recommends approval.

Attachments

Resolution - Non-Profit Funding Program Guidelines

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS APPROVING PROGRAM GUIDELINES FOR THE TOWN'S NON-PROFIT FUNDING PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Addison presently administers a grant funding program for local non-profit organizations that includes an annual application process aligned with the Town's annual budget adoption process (the "Non-Profit Funding Program" or "Program"); and

WHEREAS, the City Council established a subcommittee of the City Council entitled the Community Partnership Committee (the "Committee") by Resolution No. 24-111 on December 10, 2024 with the purpose to develop and recommend a new process to evaluate applications for Program funding, and, upon approval of the new process, to review applications and make recommendations to the City Council as part of the annual budget process; and

WHEREAS, the Committee held four (4) meetings on January 23, February 4, March 11, and March 18, 2025 to develop a new process and criteria to evaluate Program applications and recommend funding support to non-profit organizations; and

WHEREAS, Non-Profit Funding Program Guidelines ("Program Guidelines") were drafted to document the Program and process recommended by the Committee; and

WHEREAS, the Committee voted and recommended approval to bring the draft Program Guidelines for City Council discussion and consideration at a work session; and

WHEREAS, Council held a work session on the Program Guidelines on March 25, 2025, and as a result of the Council's discussion, the City Council desires to adopt the Program Guidelines for the Non-Profit Funding Program.

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

SECTION 1. The Non-Profit Funding Program Guidelines, attached hereto as **Exhibit A** and incorporated herein, are hereby approved.

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

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***8th*** day of ***APRIL***, ***2025.***

TOWN OF ADDISON, TEXAS

_____
Bruce Arfsten, Mayor

ATTEST:

_____
Valencia Garcia, City Secretary

EXHIBIT A

Town of Addison
Non-Profit Funding Program Guidelines

Program Guidelines
The Town of Addison ("Town") administers a funding program to provide assistance to local non-profit organizations serving the community. The program features an annual application process aligned with the Town's annual budget adoption process (the "Non-Profit Funding Program" or "Program").

The following informational guidelines address key elements of the Program and establish parameters for the application, review, award, and agreements for funding. Funding for the Program is contingent upon the availability of funding and City Council budget approval each year.

These guidelines are for informational purposes only, and the terms of the fully executed funding agreement control in the event of an inconsistency or conflict with these guidelines.

Program Categories
There are two main categories with different funding sources, applications, and evaluation criteria.

Local Service Organizations	• Provide funds to local non-profit organizations that promote public purposes and benefit the public within the Addison community.
Performing Arts Organizations	• Provide use of The Addison Performing Arts Centre facility and funding to support programming to achieve the strategic goals and vision of the Centre and the Town.

Organization Eligibility
An organization must meet all criteria listed below to be eligible to apply for funding:

1. Programs should be focused on benefitting residents within the Town of Addison.
2. The organization must be a tax-exempt organization.
3. The organization must be in good standing with the State of Texas and the IRS.
4. The organization must be in good standing with the Town of Addison (property taxes up to date, successfully fulfilled all prior contractual obligations).
5. The organization must have a minimum operation time of at least two (2) years before making an application for funding from the Town.

Applications
The Town will market the Program, application process, and application deadline through various communication channels. Prior Program applicants will be notified via e-mail.

The application process, packet, and deadline will be posted on the Town's website. Deadlines, policies, procedures, priorities, and other pertinent information will be included in the application packet.

Applying organizations must complete and sign an application for the Program category they are applying for. Applications will only be accepted during the advertised application period.

In addition to a completed and signed Program category application, the following documentation must be submitted with an application:

1. Cover letter on the organization's letterhead.
2. A current list of business and foundation donors with their contribution level.
3. Operating budget from the current year and proposed for next year.
4. A copy of the organization's most current audited financial statements from an independent accounting firm.
    a. **For organizations with annual gross receipts less than $500,000: Must provide a Compilation report or most current annual financials prepared by an accountant or financial officer of the organization.*
5. A copy of the organization's nonprofit 501(c)(3) status.
6. A list of the members of the board of directors, including names, titles, and affiliations.
7. If required to file, a copy of the most recently filed form 990, unless a website link to the most recently filed 990 is provided on the application form.
8. Any additional documentation that would provide additional information about the organization.

Applications must be submitted to the designated staff contact. Staff will share applications received with the City Council Community Partnership Committee for review.

Presentations and Review

The City Council Community Partnership Committee (the "Committee") was formed by Resolution 24-111 to review applications and make recommendations to the City Council as part of the annual budget process. The Committee is composed of three (3) Council Members appointed annually.

Staff will review applications for completeness and eligibility and share all applications received with the Committee for review. Staff will provide a report to the Committee on any applications that were incomplete or that do not meet all eligibility criteria.

All applications submitted will receive a review by the Committee and discussion based on the shared criteria listed in each Program Category. Any questions on the application will be addressed to the contact person listed in the application packet.

Each applicant will be provided an opportunity to provide an in-person presentation to the Committee on the scheduled presentation date(s). Each applicant will be scheduled for a 5-minute presentation with a question-and-answer session immediately following the presentation.

Logistics and suggested presentation content will be conveyed via email before the presentation date(s).

Presentations to the Committee will be video recorded and made available on the Town's website.

Recommendation and Awards

The Committee will prioritize and recommend Program funding for applications that can be funded within the target budget number. The budget and award recommendations will be approved by the Committee and forwarded to the entire City Council for consideration at the annual budget workshop.

Announcement of funding decisions will be made via email to each organization following the Addison City Council's approval of the Town Budget.

Funding agreements will be prepared with the City Attorney's Office and address parameters of the program and funding, such as:

- Funding Conditions and Disbursements
- Quarterly or Monthly Program Reports
- Indemnification of the Town
- Termination of the Agreement
- Conflict of Interest Prohibition
- Accounting of Funds
- Additional Requirements of the Organization
- Legal Compliance and Other Requirements

If applying as a Performing Arts Organization, there will be additional requirements regarding license and permitted use of the Addison Performing Arts Centre facility, insurance, and any other conditions and requirements as applicable.

General Timeframe

The following graphic provides a general timeline and steps for the annual Funding Program. The application deadline will be posted on the Town's website each year, and other important dates will be communicated and emailed to the contact person listed on the application.



Category: Local Service Organizations

Purpose
The purpose of this category is to provide funds to local non-profit organizations that promote public purposes and benefit the public within the Addison community ("Local Service Organizations").

Funding
Funding for Local Service Organizations comes from the Town's General Fund.

Funding for the Program is contingent upon availability of funding and City Council budget approval each year.

Evaluation
The list below includes general factors that will be considered when the Committee reviews applications from Local Service Organizations. This list is not all-inclusive.

- Prior funding provided by the Town of Addison
- Demonstrated ability to measure impact and effectiveness
- Percentage of Town's funding as overall annual budget
- Advancement of objectives in alignment with the Town's Strategic Plan
- Extent of city-wide community impact and economic benefit

Application
Organizations must complete the Local Service Organizations application, in addition to providing the requested documentation.

The program application seeks information, including but not limited to, the following:

- Organization Description
- Organization Vision and Strategic Goals
- Program Description and/or Project Description requesting funds for
- Total Requested Funding (and breakdown by program and/or projects)
- Program Measures
    - Number of Addison residents served
    - Measures showing outcomes of the program for the last 2 years and for the proposed year
    - Funding received from other municipalities (include percentage of residents served in each municipality)
    - Any other measures identified
- Provide an explanation if an increase in funding level is requested, if previously provided funding by the Town
- Community Impact and/or Economic Benefit to Addison community

Category: Performing Arts Organizations

Purpose
The purpose of this category is to provide use of The Addison Performing Arts Centre facility (www.visitaddison.com/atc) and funding to support programming to achieve the strategic goals and vision of the Centre and the Town.

- **Vision**: Make The Addison Performing Arts Centre into a dynamic cultural hub that attracts diverse audiences and serves as a destination in its own right.

Funding and Subcategories
Funding for Performing Arts Organizations comes from Hotel Occupancy Tax (HOT) revenue which is part of the Town's Hotel Special Revenue Fund. The Texas Tax Code Chapter 351 outlines allowable use of hotel/motel occupancy tax receipts. This tax code notes the usage of fund as:

> *Revenue from the municipal hotel occupancy tax may be used only to promote tourism and the convention and hotel industry.*

The code further explains in Subchapter B, Section 351.101(a)(4) that a city may fund artistic and cultural events that drive tourism and the convention and hotel industry with hotel occupancy tax revenue. The section specifically states the revenue may be used for:

> *the encouragement, promotion, improvement, and application of the arts, including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms.*

Therefore, the Town has established that awarded funds can only be used for endeavors that support art and cultural event activities within the Town of Addison which bring people into the Town and to The Addison Performing Arts Centre.

Maximum investment is 15% of total hotel tax, which is used to supplement total expenditures on the arts less revenue earned from the arts.

Taking this into account, the Town of Addison sponsors three (3) subcategories of Performing Arts Organizations funding for The Addison Performing Arts Centre, which follow the Hotel Occupancy Tax Code parameters as well as other federal, state, and municipal requirements:

MAINSTAGE RESIDENT COMPANY	
• Priority scheduling for the Mainstage (second only to the Town for bookings) • Access to scheduling of the Studio after Town and Studio Company bookings • Up to 50% of scheduled dates to be provided as an in-kind contribution • Marketing support from the Town of Addison, including advertising on the Belt Line Road digital billboard.	**REQUIREMENTS: *** • 50 nights of public performances per season (July 1 – June 30) in the Mainstage. • Carry the designation of "*A Resident Company of The Addison Performing Arts Centre*" on all marketing materials, along with logo.
STUDIO RESIDENT COMPANY	
• Priority scheduling for the Studio (second only to the Town for bookings) • Access to scheduling of the Mainstage after Town and Cornerstone Company bookings • Up to 50% of scheduled dates to be provided as an in-kind contribution • Marketing support from the Town of Addison, including advertising on the Belt Line Road digital billboard.	**REQUIREMENTS: *** • 10 nights of public performances per season (July 1 – June 30) in the Studio. • Carry the designation of "*A Studio Resident Company of The Addison Performing Arts Centre*" on all marketing materials, along with logo.
GENERAL ASSISTANCE	
• Non-profit organizations that have applied and have been provided funding or in-kind use of the spaces by agreement. • Not granted priority scheduling. Town and Resident Companies have priority.	**REQUIREMENTS: *** • Per the funding agreement.

**At a minimum, all organizations receiving funding should provide:*

- *Average paid capacity of 50% for all performances.*
- *Ticket discounts to all Addison town employees, officials, and residents.*
- *One community-oriented offering per year (examples include, but not limited to, free student matinees performances for George H.W. Bush Elementary, providing summer camps for kids, hosting a young professional event).*

Evaluation

As stated previously, awarded funds can only be used for endeavors that support art and cultural event activities within the Town of Addison, which bring people into the Town and to The Addison Performing Arts Centre.

The list below includes general factors that will be considered when the Committee reviews funding requests for Performing Arts Organizations meeting the basic requirements. This list is not all-inclusive.

1. USAGE OF THE ADDISON	2. AUDIENCE & COMMUNITY IMPACT	3. ARTISTIC & MISSION CAPABILITY
• Number of dates proposed for a public performance or event at The Addison Performing Arts Centre. • Number of productions proposed *OR* the number of public performances or events for each production.	• Extent to which the organization is able to market offerings and attract audiences. • Evidence of community engagement and support. • Potential to reach populations who have not historically attended The Addison Performing Arts Centre. • Programs that serve Town of Addison residents (e.g., free student matinee performances for George H.W. Bush Elementary, hosting a young professionals' event).	• Programming offers content that is distinct in the Metroplex and for The Addison. • Quality of programming produced. • Demonstrated need for the organization's mission and programs. • Demonstrates consistent financial results and sustainability. • Board of Directors is actively engaged with the organization.

Application

Organizations must complete the Performing Arts Organizations application, in addition to providing the requested documentation.

The program application seeks information, including but not limited to, the following:

- Organization Description
- Organization Vision and Strategic Goals
- Program Description requesting funds for
- Program Budget for how funds will be used
- Target Audience
- Marketing Approach
- Program Measures
    - Number of dates proposed for a public performance or event at The Addison Performing Arts Centre
    - Number of productions proposed OR the number of public performances or events for each production
    - Projected level of attendance
    - Any other measures identified
- Provide an explanation if an increase in funding level is requested, if previously provided funding by the Town

City Council Regular Meeting **4. d.**

Meeting Date: 04/08/2025

Department: Special Events

Key Focus Areas: Vibrant and Active Community

AGENDA CAPTION:

Consider action on a Resolution approving a bid for services submitted by Parking Systems of America for Addison Special Events (Bid Number 25-93) in an annual amount not to exceed $62,780.00; authorizing the City Manager to execute the bid; and providing an effective date.

BACKGROUND:

The purpose of this item is to accept a bid submitted by Parking Systems of America for parking services for Taste Addison, Addison Kaboom Town!, and Addison Oktoberfest.

Parking services include but are not limited to serving contractors, vendors, staff and attendees for each event. Multiple areas are used for event parking, including public lots, private parking garages, gravel lots and grass fields. Parking services are provided during setup, event days, and load-out.

On January 24, 2025 the Town advertised for parking services for Addison Events on Bidnet. The bid was structured with a two-year initial term, that allows for the potential of three additional one-year renewal terms. In response to that advertisement, the Town received three bids with the lowest responsible bidder being Parking Systems of America at $52,780.00 annually. The Town is adding a $10,000 contingency to use at its discretion, for a total annual amount not to exceed $62,780.00.

FISCAL IMPACT

Parking services are funded from the Hotel Fund and were budgeted for FY2025.

RECOMMENDATION

Administration recommends approval.

Attachments

Resolution - Parking Services of America

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS APPROVING A BID FOR SERVICES SUBMITTED BY PARKING SYSTEMS OF AMERICA FOR ADDISON SPECIAL EVENTS (BID NUMBER 25-93) IN AN ANNUAL AMOUNT NOT TO EXCEED $62,780.00; AUTHORIZING THE CITY MANAGER TO EXECUTE THE BID; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to accept a bid from Parking Systems of America to provide parking services for Addison special events with an initial term of two (2) years and up to three (3) additional one-year renewal terms.

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

SECTION 1. The City Council hereby approves and accepts the bid submitted by Parking Systems of America to provide parking services for special events in conformance with the Town's Solicitation for Bid No. 25-93 in an annual amount not to exceed $62,780.00 (the "Bid"), a copy of which is attached to this Resolution as **Exhibit A**. The City Manager, or his designee, is authorized to sign such agreements and other documents as may be necessary to execute the Bid, including any renewals or amendments thereto, subject to the availability of funding.

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

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***8th*** day of ***APRIL 2025*****.**

TOWN OF ADDISON, TEXAS

_____
Bruce Arfsten, Mayor

ATTEST:

_____
Valencia Garcia, City Secretary

PARKING
SYSTEMS OF AMERICA

February 17, 2025

Purchasing Director
City of Addison

Re: RFP#25-93 Parking Services for Addison Events

Purchasing Director,

Thank you for the opportunity to provide a parking operations proposal for the Parking Services for Addison Events. We firmly believe that Parking Systems of America is the best choice for parking operations partner. As you review our proposal, you will find a cost-efficient operation providing elevated customer service, performed by the leader in Texas for event parking operations.

PSA provides the City of Addison the following:

- Trained, Skilled and Experienced parking staff
- Cost effective pricing without additional fees tacked on
- A competitive billing rate for our highly trained staff
- Elevated hospitality-oriented operations team
- An experienced management staff that have operated numerous event operations, so the learning curve is minimal.

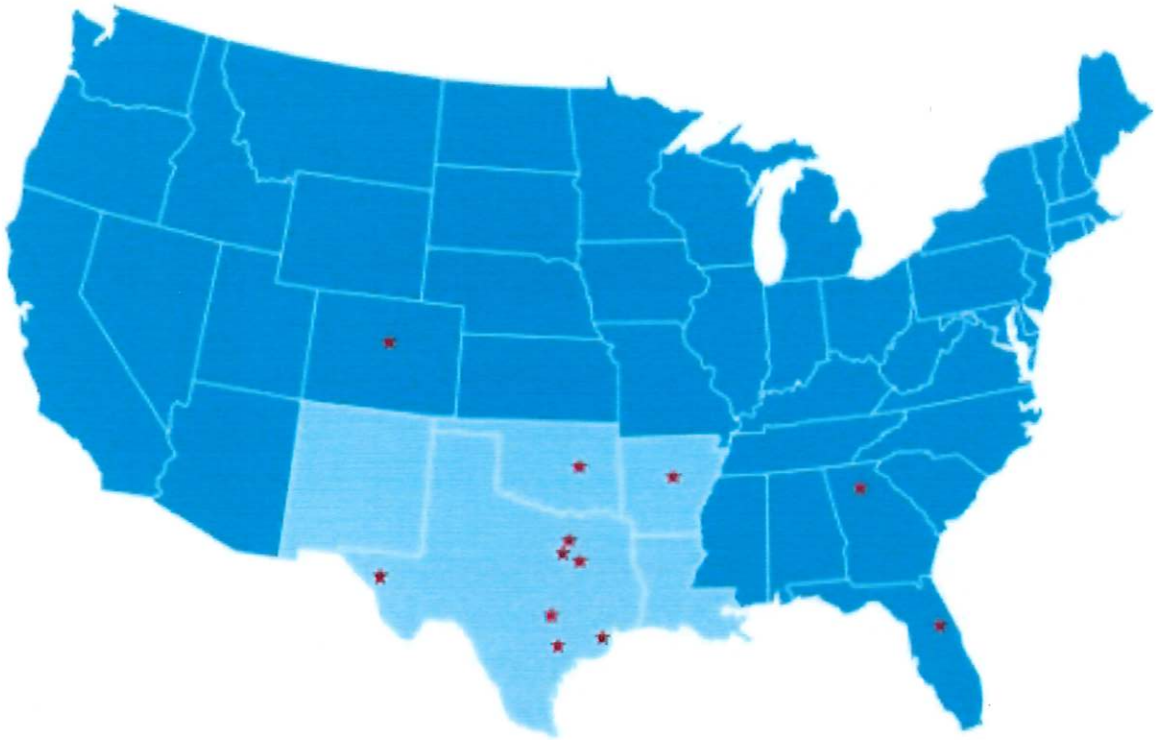
Out hospitality-based training sets our employees apart from other parking operators and we have one of the industry's leading employee retention rates (over 93%), even though the pandemic, due to our philosophy and positive interactions with our employees. We have an event portfolio in Texas second to none in our industry.

We look forward to answering any questions and discussing our proposal in more detail and look forward to working with you on this project. Please feel free to reach out to me at 469-964-9730 or tfrey@parkingsystemsofamerica.com with any questions.

Sincerely,

Vice President

Organization



Parking Systems of America, Dallas was founded in 1972 by Fred Baker, in Dallas, Texas. Over the years we established a hard-earned reputation built on service, and acquired one customer after another, often by word of mouth. As we grew, we never lost sight of our customers' needs and always stayed true to the original vision. PSA is a family-run entrepreneurial business spearheaded and led by its executive staff out of our corporate headquarters in Dallas.

Parking Systems of America provides parking and mobility management, operations, technology consulting and installation, shuttle transportation, and event parking services for clients throughout the public and private sectors. Our team of parking industry experts understand the complex issues associated with successfully managing a significant parking operation, and focus on quality, customer service, and responsiveness and accountability to our clients.

We understand that parking and transportation often encompass the first and last impression that visitors have when arriving to their destination, and we are committed to providing a safe, reliable, and efficient experience for users. We take our responsibility to our clients and their patrons very seriously, which is reflected in our operating philosophy, performance track record, and dedication to quality service.

Parking Company of America, Dallas has over 50 years experience in the parking industry and has the industry's largest event parking operations in the DFW area with over 350 event employees and 20 event locations. We manage or work with the local NFL, NBA, NHL, NLB and NASCAR stadiums, concert venues, 3 local universities (football and basketball) and local festivals. On any given day we can have major events in 2-6 different venues and multiple events at any given venue.

Current Major Event Accounts:
AT&T Stadium (Cowboys Stadium)
American Airline Center
Dos Equis Pavilion (Live Nation)
Fair Park
Southern Methodist University
University of North Texas
University of Texas, El Paso
Star (Frisco)
Comerica Center (Dallas Stars/NBA G-League)
Echo Lounge (Live Nation)
Panther Island
The Stockyards
Billy Bobs
The Factory
Little Elm Park
Lights All Night Festival

The following venues we provide staff and assistance when needed, but do not directly manage:
Texas Rangers/Globe Life Field/Choctaw Stadium
Texas Motor Speedway

Key Locations

Special Event

- Cowboys Stadium| Arlington | Event Parking
- The Star | Frisco | Event Parking
- Texas Rangers | Arlington| Event Parking
- Fair Park| Dallas | Event Parking
- Dos Equis Pavilion | Dallas | Event Parking
- Comerica (Dr Pepper Center) | Frisco | Event Parking
- Panther Island | Dallas | Event Parking

Commercial Office

- 3040 Post Oak | Stream | Houston | 1,180 spaces
- The Crescent| Crescent | Dallas | valet
- The Stack| Hines | Dallas | 1,000 spaces
- 777 Main| JLL | Ft Worth| 2,400 spaces
- Philtower Garage| Tulsa| 700 spaces
- Wells Fargo Tower | El Paso| 1,200 spaces
- Chase Tower | El Paso| 1,300 spaces
- 1600 S First | Austin | 1,200 spaces
- 900 S First | Austin| 1,000 spaces

University

- Southern Methodist University
- University of North Texas- Denton
- University of Texas- El Paso

Airport

- Love Field| Dallas| 12,000 spaces

Hotel

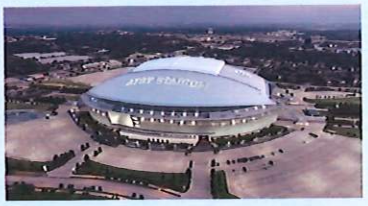
- The Ritz Carlson Dallas| Dallas | Valet
- The Joule Hotel | Dallas | Valet
- Hotel ZAZA| Dallas | Valet
- Hotel Crescent Court| Dallas | Valet
- Virgin Hotel| Dallas | Valet
- Hotel ZAZA| Austin | Valet
- Hotel ZAZA| Houston Museum | Valet
- Hotel ZAZA| Houston Energy | Valet

Hospital/ Medical

- Texas Health Presbyterian Hospital| Dallas | 1,030 spaces
- Washington Tower | Dallas| 200 spaces
- Presbyterian Professional Offices | Dallas| 1,250 spaces

Residential/ Mixed Use

- Texaco Star Garage | Houston | 860 spaces
- Novel by Crescent| Crescent| Dallas | 1,500 spaces
- Music Lane | Austin| 1,800 spaces
- The Muse | Austin| 1,700 spaces
- Birdcage Garage | Tulsa| 350 spaces
- Uptown Plaza | Crescent| Dallas | 600











Staff Training

Event training for new employees is a two-day course led by Michael Wineflash touching on guest service, specific job duties and responsibilities. We focus on the Forbes 5 Star training along with the Freeman Group Hospitality training to ensure guests and patrons receive elevated service from our staff.

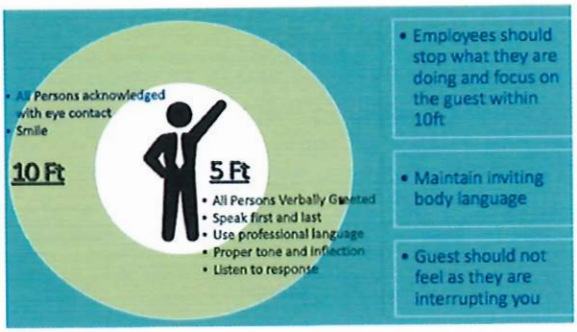
Forbes

FIVE DIAMOND

FreemanGroup

COVID-19 Service Solutions

Guest Services Ambassador



PSA is committed to quality in all aspects of the parking industry and the parking operation is guided by measurements of success. This commitment is demonstrated by the variety of procedures and programs actively utilized by PSA to monitor the success of the parking operations. PSA establishes metrics for all aspects of the operation that include customer surveys and financial matrices to continuously improve the financial performance and customer experience at the property.

In addition to financial, accounting, auditing, risk management and human resources support from our corporate office, PSA has developed several different methods to evaluate performance. These methods include, but are not limited to:

On-site management personnel are required to make a bi-monthly operational review presentation updating the appropriate PSA executives on your operation. Successes, challenges and new strategies are discussed at length. All employees are provided Freeman service training at least twice a year.

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REQUEST FOR PROPOSAL

The Town of Addison is Soliciting Requests for Proposal

Request for Proposal:	#25-93
RFP Name:	Parking Services for Addison Events
Ending:	February 18 @ 2:00pm local time Finance Department Town of Addison 5350 Belt Line Dallas, Texas 75254 **Questions open until 2/11/2025 – 8 am**

OVERVIEW

The Town of Addison is requesting bid from qualified vendors for parking services at Taste Addison, Addison Kaboom Town!®, and Addison Oktoberfest.

BACKGROUND

The Town of Addison is a 4.4 square mile city located on the northern edge of Dallas, Texas. Addison is truly unique in the amenities and customer service it provides to Dallas-area residents and visitors. Within 4.4 square miles, Addison offers abundant opportunities for lodging, dining, and shopping with more than 180 restaurants, 23 hotels, and 12 million square feet of office space. Addison perfectly blends the diversity of a big city with the ambiance of a small town. For more information on the Town of Addison, please visit the Town of Addison website at www.addisontexas.net.

EVENTS

- Taste Addison- TasteAddisonTexas.com
  - The original Dallas-Fort Worth food & music festival, Taste Addison features national music artists, top restaurants, family-friendly activities, wine sampling, shopping and more.
  - Occurs annually on the final Friday, Saturday and Sunday in April.
  - Expected attendance: 18,000
- Addison Kaboom Town!® - AddisonKaboomTown.com
  - Rated one of the Top 10 Independence Day fireworks displays by USA Today, Wall Street Journal, CNN and more, the aerial entertainment also features the Addison Airport Airshow. Approximately 500,000 head to Addison each year to enjoy the show, including thousands who celebrate at the official watch party in Addison Circle Park.
  - Occurs July 3rd each year.
  - Expected attendance: 18,000
- Addison Oktoberfest – AddisonOktoberfest.com
  - This authentic recreation of Munich Oktoberfest celebrates German food, music and culture with multiple music stages, interactive games, family-friendly activities, the classic Dachshund Dash, delicious food, and great German bier.
  - Occurs the third Thursday – Sunday of September each year.
  - Expected attendance: 43,000

SCOPE OF WORK

The Town of Addison wishes to contract with one company to provide parking services for Taste Addison, Addison Kaboom Town!®, and Addison Oktoberfest. The Town has outlined its estimated requirements for each festival below.

General Personnel Provisions:
Vendor shall provide trained personnel in uniform to remain onsite for the duration of the event. The estimated number of personnel required is listed in Exhibit A. Vendor personnel shall have good customer service skills and be able to communicate effectively and courteously with arriving guests and event participants.

Vendor shall provide a supervisor for each event; supervisor(s) must always be present at event and will be given a Town issued radio for direct communication. Supervisor shall meet with Event Staff in the weeks prior to each event to review the site plan and to finalize any staffing needs and assignments.

Vendor will be responsible for security services including but not limited to:
Managing traffic flow and parking of multiple parking areas (paved and unpaved) surrounding Addison Circle Park. Allowing authorized vehicles with proper identification into event parking lots and garages. Controlling access points throughout the venue which may include entry and exit points for patrons, staff, vendors, entertainers, etc.

General Operating Provisions:
Parking attendants are generally scheduled for the event days and the two days preceding the first day of the event. The Town of Addison Special Events Department will coordinate and provide a detailed schedule and map of operations prior to the event. Please refer to Exhibit A and B for an estimated quantity and a map of scheduled parking service hours and locations. Additional attendants for pre-event vendor setup will be added to all three events for the term of the contract. Addison reserves the right to require more or less personnel, equipment and/or hours than listed in each section. Vendor shall provide a line-item invoice to Addison for the actual parking services scheduled per event.

2025 Operation Dates & Times (subject to change): Event dates and times will vary across multi-year contract term.

- Taste Addison
  - 04/25/2025: 6pm – 12am
  - 04/26/2025: 12pm – 12am
  - 04/27/2025: 12pm – 6pm
- Addison Kaboom Town!®
  - 07/03/2025: 5pm – 11pm
- Addison Oktoberfest
  - 09/18/2025: 6pm – 11pm
  - 09/19/2025: 6pm – 12am
  - 09/20/2025: 12pm – 12am
  - 09/21/2025: 12pm – 6pm

PRICING

SERVICE	RATE ($) PLEASE SPECIFY IF HOURLY OR FLAT FEE.
Pre-Event Setup	$25.00 per man hour
Traffic Manager	$30.00 per man hour
Parking Attendant	$24.00 per man hour
FICA/WC/Insurance Fee	Included in man hour rate
Vehicle Rental	$150 per event delivery and pick up plus $75 rental per day
Supplies	Included in man hour rate
Onboarding	Included in man hour rate

Management Fee	$500.00 per event day
Fuel Surcharge	Included in man hour rate

QUESTIONS

Questions concerning this RFP shall be asked through www.Bidnetdirect.com. Questions will be answered through Bidnetdirect in a timely manner.

RIGHT TO MODIFY OR WITHDRAW

The Town of Addison reserves the right to change, amend, supplement or withdraw this RFP. The Town of Addison may also decide to reject all submitted responses and either reissue the RFP or discontinue the search for Parking Services for Addison Special Events.

CONTRACT TERM

This contract award would be a two (2) year contract with an option for up to three (3) subsequent one (1) year renewals. Price increases will be annually at a rate of 2%.

The contents of the proposal by the successful agency shall become contractual obligations if a contract ensues. Failure of the successful vendor to accept these obligations may result in cancellation of the award.

EXHIBIT A

TASTE ADDISON NEEDS				
Description	**Estimated Qty**	**Estimated Hours**		
Pre-Event Set Up*	1	5		
Traffic Manager - Day 1	1	18		
Attendants - Day 1	18	210		
Traffic Manager - Day 2	1	18		
Attendants - Day 2	18	220		
Traffic Manager - Day 3	1	18		
Attendants - Day 3	18	210		

KABOOM NEEDS				
Description	**Estimated Qty**	**Estimated Hours**		
Pre-Event Set Up*	1	4		
Traffic Manager - Day 1	1	18		
Attendants - Day 1	27	220		

OKTOBERFEST NEEDS				
Description	**Estimated Qty**	**Estimated Hours**		
Pre-Event Set Up*	1	6		
Traffic Manager - Day 1	1	18		
Attendants - Day 1	21	220		
Traffic Manager - Day 2	1	18		
Attendants - Day 2	21	210		
Traffic Manager - Day 3	1	18		
Attendants - Day 3	21	280		
Traffic Manager - Day 4	1	18		
Attendants - Day 4	18	220		

* Additional attendants for pre-event vendor setup will be added to all three events for the term of the contract.

EXHIBIT B

PARKING PASS REQUIRED

Conference Centre – 15650 Addison Road

FREE AND OPEN TO THE PUBLIC

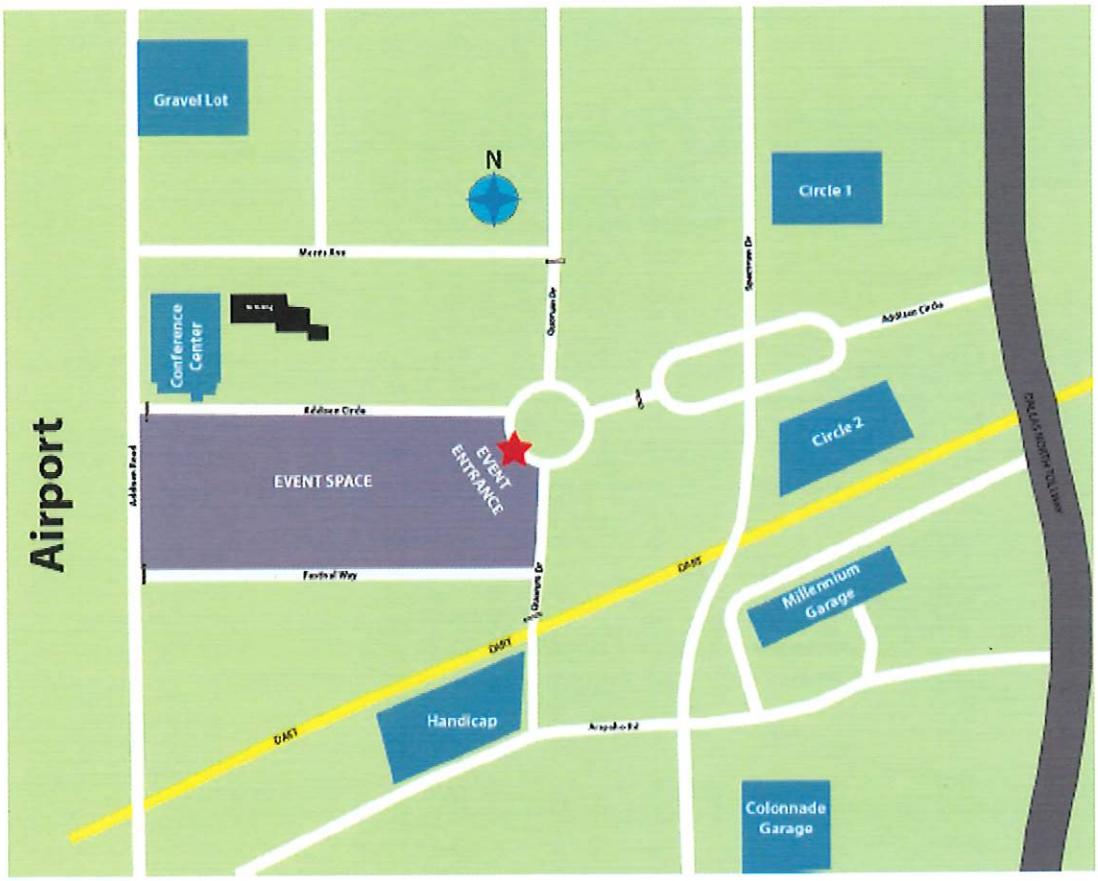
Handicap Parking – (Dart Transit Center) – 4925 Arapaho Roa d

Free Parking – Addison Circle One Parking Garage – 15601 Dallas Parkway

Addison Circle Two Parking Garage – 15725 Dallas Parkway

Millennium Parking Garage – 15455 Dallas Parkway

Colonnade Parking Garage – 15305 Dallas Parkway



Town of Addison

Indemnification Agreement

Contractor's Indemnity Obligation. Contractor covenants, agrees to, and shall DEFEND (with counsel reasonably acceptable to Owner), INDEMNIFY, AND HOLD HARMLESS Owner, its past, present and future elected and appointed officials, and its past, present and future officers, employees, representatives, and volunteers, individually or collectively, in both their official and private capacities (collectively, the "Owner Persons" and each being an "Owner Person"), from and against any and all claims, liabilities, judgments, lawsuits, demands, harm, losses, damages, proceedings, suits, actions, causes of action, liens, fees (including attorney's fees), fines, penalties, expenses, or costs, of any kind and nature whatsoever, made upon or incurred by Owner and/or Owner Person, whether directly or indirectly, (the "Claims"), that arise out of, result from, or relate to: (i) the services to be provided by Contractor pursuant to this Agreement, (ii) any representations and/or warranties by Contractor under this Agreement, (iii) any personal injuries (including but not limited to death) to any Contractor Persons (as hereinafter defined) and any third persons or parties, and/or (iv) any act or omission under, in performance of, or in connection with this Agreement by Contractor or by any of its owners, directors, officers, managers, partners, employees, agents, contractors, subcontractors, invitees, patrons, guests, customers, licensees, sublicensees, or any other person or entity for whom Contractor is legally responsible, and their respective owners, directors, officers, directors, officers, managers, partners, employees, agents, contractors, subcontractors, invitees, patrons, guests, customers, licensees, sublicensees (collectively, "Contractor Persons"). SUCH DEFENSE, INDEMNITY AND HOLD HARMLESS SHALL AND DOES INCLUDE CLAIMS ALLEGED OR FOUND TO HAVE BEEN CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OR GROSS NEGLIGENCE OF OWNER OR ANY OTHER OWNER PERSON, OR CONDUCT BY OWNER OR ANY OTHER OWNER PERSON THAT WOULD GIVE RISE TO STRICT LIABILITY OF ANY KIND.

Contractor shall promptly advise Owner in writing of any claim or demand against any Owner Person related to or arising out of Contractor's activities under this Agreement and shall see to the investigation and defense of such claim or demand at Contractor's sole cost and expense. The Owner Persons shall have the right, at the Owner Persons' option and own expense, to participate in such defense without relieving Contractor of any of its obligations hereunder. This defense, indemnity, and hold harmless provision shall survive the termination or expiration of this Agreement.

The provisions in the foregoing defense, indemnity and hold harmless are severable, and if any portion, sentence, phrase, clause or word included therein shall for any reason be held by a court of competent jurisdiction to be invalid, illegal, void, or unenforceable in any respect, such invalidity, illegality, voidness, or unenforceability shall not affect any other provision thereof, and this defense, indemnity and hold harmless provision shall be considered as if such invalid, illegal, void, or unenforceable provision had never been contained in this Agreement. **In that regard, if the capitalized language included in the foregoing indemnity is so determined to be void or unenforceable, the parties agree that:**

(i) the foregoing defense, indemnity, and hold harmless obligation of Contractor shall be to the extent Claims are caused by, arise out of, or result from, in whole or in part, any act or omission of Contractor or any Contractor Persons; and

(ii) notwithstanding the provisions of the foregoing subparagraph (i), to the fullest extent permitted by law, Contractor shall INDEMNIFY, HOLD HARMLESS, and DEFEND Owner and Owner Persons from and against all Claims arising out of or resulting from bodily injury to, or sickness, disease or death of, any employee, agent or representative of Contractor or any of its subcontractors, regardless of whether such Claims are caused, or are alleged to be caused, in whole or in part, by the negligence, or any act or omission, of Owner or any Owner Persons, it being the expressed intent of Owner and Contractor that IN SUCH EVENT THE CONTRACTOR'S INDEMNITY, HOLD HARMLESS, AND DEFENSE OBLIGATION SHALL AND DOES INCLUDE CLAIMS ALLLEGED OR FOUND TO HAVE BEEN CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OR GROSS NEGLIGENCE OF OWNER OR ANY OTHER OWNER PERSON, OR CONDUCT BY OWNER OR ANY OTHER OWNER PERSON THAT WOULD GIVE RISE TO STRICT LIABILITY OF ANY KIND. The indemnity obligation under this subparagraph (ii) shall not be limited by any limitation on the amount or type of damages, compensation, or benefits payable by or for Contractor under workers compensation acts, disability benefit acts, or other employee benefit acts.

I understand that the indemnification provisions are required of all Town of Addison Contracts. I have read the provisions and agree to the terms of these provisions.

Project/Bid#: #25-93

Company Name: Parking Systems of America I, LP

Signature: Erik Word

Date: February 17, 2025

Information and Instruction Form

RESPONSES THAT DO NOT CONTAIN THIS COMPLETED FORM MAY NOT BE COMPLIANT

Section I Company Profile

Name of Business: Parking Systems of America I, LP dba Parking Systems of America

Business Address: 4220 Gurley Avenue
Dallas, TX 75223

Contact Name: Tim Frey

Phone#: 469-964-9730

Fax#: 214-748-0470

Email: tfrey@parkingsystemsofamerica.com

Name(s) Title of Authorized Company Officers: Erik Ward, Vice President

Federal ID #: W-9 Form: A W-9 form will be required from the successful bidder.

DUN #: 118638492

Remit Address: If different than your physical address:

Section II Instructions to Bidders

Electronic Bids: The Town of Addison uses BidNet Direct to distribute and receive bids and proposals. There will be **NO COST** to the Contractor/Supplier for Standard bids or proposals. For **Cooperative Bids and Reverse Auctions ONLY**, the successful contractor/supplier agrees to pay BidNet Direct a transaction fee of one percent (1%) of the total amount of all contracts for goods and/or services. **Cooperative Bids and Reverse Auctions** will be clearly marked on the bid documents. To assure that all contractors/suppliers are treated fairly, the fee will be payable whether the bid/proposal is submitted electronically, or by paper means. Refer to www.bidnetdirect.com for further information.

Contractor/Supplier Responsibility: It is the contractor/suppliers responsibility to check for any addenda or questions and answers that might have been issued before bid closing date and time. Contractors/Suppliers will be

notified of any addenda and Q&A if they are on the invited list, they view the bid, or add themselves to the watch list.

Acknowledgement of Addenda: #1 #2 #3 #4 #5

Delivery of Bids: For delivery of paper bids our physical address is:

Town of Addison

5350 Beltline Road

Dallas, TX 75254

Attn: Purchasing Department

Contractor/Supplier Employees: No Contractor/Supplier employee shall have a direct or indirect financial interest in any contract with the town, or be directly or indirectly financially interested in the sale of land, materials, supplies or services to the town.

Deliveries: All deliveries will be F.O.B. Town of Addison. All Transportation Charges paid by the contractor/supplier to Destination.

Payment Terms: A Prompt Payment Discount of % is offered for Payment Made Within Days of Acceptance of Goods or Services. If Prompt Payments are not offered or accepted, payments shall be made 30 days after receipt and acceptance of goods or services or after the date of receipt of the invoice whichever is later.

Delivery Dates: Delivery Dates are to be specified in Calendar Days from the Date of Order.

Bid Prices: Pre-Award bid prices shall remain Firm and Irrevocable for a Period of 120 Days.

☒ Exceptions: Contractor/Supplier does not take Exception to Bid Specifications or Other Requirements of this Solicitation. If neither exceptions box is checked, default shall be "No Exceptions"

☐ Contractor/Supplier take the following Exception(s) to the Bid Specifications or Other Requirements of this Solicitation (Explain in Detail). If box checked but no exceptions are listed, default shall be "No Exceptions"

Historically Underutilized Business (HUB): It is the policy of the Town of Addison to involve HUBs in the procurement of goods, equipment, services and construction projects. Prime Contractors/Suppliers are encouraged to provide HUBs the opportunity to compete for sub-contracting and other procurement opportunities. A listing of HUBs in this area may be accessed at the following State of Texas Website.
http://www.window.state.tx.us/procurement/cmbl/cmblhub.html.

HUB Owned Business Yes (No) Include a current copy of your HUB certification with your response or insert Certification number _____ and expire date _____.

Other Government Entities: Would bidder be willing to allow other local governmental entities to participate in this contract, if awarded under the same Terms and Conditions? Yes ☒ No ☐

Bid Bond: Is Bid Bond attached if applicable? ☐Yes ☒No

Termination: The town at any time after issuance of this agreement, by 30 days written notice, has the absolute right to terminate this agreement for cause or convenience. Cause shall be the contractor/supplier's refusal or failure to satisfactorily perform or complete the work within the time specified, or failure to meet the specifications, quantities, quality and/or other requirements specified in the contract/purchase order. In such case the supplier shall be liable for any damages suffered by the town. If the agreement is terminated for convenience, the supplier has no further obligation under the agreement. Payment shall be made to cover the cost of material and work in process or "consigned" to the town as of the effective date of the termination.

Bidder Compliance: Bidder agrees to comply with all conditions contained in this Information and Instruction Form and the additional terms and conditions and specifications included in this request. The undersigned hereby agrees to furnish and deliver the articles or services as specified at the prices and terms herein stated and in strict accordance with the specifications and conditions, all of which are made a part of your offer. Your offer is not subject to withdrawal after the award is made.

The Town of Addison reserves the right to reject all or part of the offer and to accept the offer considered most advantageous to the town by item or total bid.

The Town of Addison will award to the lowest responsible bidder or to the bidder who provides goods or services at the best value for the Town.

I hereby certify that all of the information provided in sections I and II are true and accurate to the best of my knowledge.

Signature: Date: February 17, 2025

Title: Vice President

Signature certifies no changes have been made to the content of this solicitation as provided by the Town of Addison.

10/17/17

TOWN OF ADDISON, TEXAS
CONTRACTOR INSURANCE REQUIREMENTS & AGREEMENT

REQUIREMENTS

Contractors performing work on TOWN OF ADDISON property or public right-of-way shall provide the TOWN OF ADDISON a certificate of insurance or a copy of their insurance policy(s) (and including a copy of the endorsements necessary to meet the requirements and instructions contained herein) evidencing the coverages and coverage provisions identified herein within ten (10) days of request from TOWN OF ADDISON. Contractors shall provide TOWN OF ADDISON evidence that all subcontractors performing work on the project have the same types and amounts of coverages as required herein or that the subcontractors are included under the contractor's policy. Work shall not commence until insurance has been approved by TOWN OF ADDISON.

All insurance companies and coverages must be authorized by the Texas Department of Insurance to transact business in the State of Texas and must have a A.M. Best's rating A-:VII or greater.

Listed below are the types and minimum amounts of insurances required and which must be maintained during the term of the contract. TOWN OF ADDISON reserves the right to amend or require additional types and amounts of coverages or provisions depending on the nature of the work.

TYPE OF INSURANCE	AMOUNT OF INSURANCE	PROVISIONS
1. **Workers' Compensation Employers' Liability** to include: (a) each accident (b) Disease Policy Limits (c) Disease each employee	Statutory Limits per occurrence Each accident $1,000,000 Disease Policy Limits $1,000,000 Disease each employee$1,000,000	**TOWN OF ADDISON to be provided a *WAIVER OF SUBROGATION AND 30 DAY NOTICE OF CANCELLATION or*** material change in coverage. **Insurance company must be A-:VII rated or above.**
2. **Commercial General (Public) Liability** to include coverage for: a) Bodily Injury b) Property damage c) Independent Contractors d) Personal Injury e) Contractual Liability	Bodily Injury/Property Damage per occurrence $1,000,000, General Aggregate $2,000,000 Products/Completed Aggregate $2,000,000, Personal Advertising Injury per occurrence $1,000,000, Medical Expense 5,000	**TOWN *OF ADDISON to be listed as ADDITIONAL INSURED and provided 30 DAY NOTICE OF CANCELLATION* or material change in coverage.** **Insurance company must be A-:VII rated or above.**
3. **Business Auto Liability** to include coverage for: a) Owned/Leased vehicles b) Non-owned vehicles c) Hired vehicles	Combined Single Limit $1,000,000	**TOWN *OF ADDISON to be listed as ADDITIONAL INSURED and provided 30 DAY NOTICE OF CANCELLATION* or material change in coverage.** **Insurance company must be A:VII- rated or above.**

Certificate of Liability Insurance forms (together with the endorsements necessary to meet the requirements and instructions contained herein)may be **faxed** to the Purchasing Department: **972-450-7074 or emailed to: purchasing@addisontx.gov**. Questions regarding required insurance should be directed to the Purchasing Manager.

With respect to the foregoing insurance,

1. All liability policies shall contain no cross liability exclusions or insured versus insured restrictions applicable to the claims of the Town of Addison.

1

2. All insurance policies shall be endorsed to require the insurer to immediately notify the Town of Addison, Texas of any material change in the insurance coverage.

3. All insurance policies shall be endorsed to the effect that the Town of Addison, Texas will receive at least thirty (30) days' notice prior to cancellation or non-renewal of the insurance.

4. All insurance policies, which name the Town of Addison, Texas as an additional insured, must be endorsed to read as primary coverage regardless of the application of other insurance.

5. Insurance must be purchased from insurers that are financially acceptable to the Town of Addison and licensed to do business in the State of Texas.

All insurance must be written on forms filed with and approved by the Texas Department of Insurance. Upon request, Contractor shall furnish the Town of Addison with complete copies of all insurance policies certified to be true and correct by the insurance carrier.

This form must be signed and returned with your quotation. You are stating that you do have the required insurance and if selected to perform work for TOWN OF ADDISON, will provide the certificates of insurance (and endorsements) with the above requirements to TOWN OF ADDISON within 10 working days.

A CONTRACT/PURCHASE ORDER WILL NOT BE ISSUED WITHOUT EVIDENCE AND APPROVAL OF INSURANCE.

AGREEMENT

I agree to provide the above described insurance coverages within 10 working days if selected to perform work for TOWN OF ADDISON. I also agree to require any subcontractor(s) to maintain insurance coverage equal to that required by the Contractor. It is the responsibility of the Contractor to assure compliance with this provision. The TOWN accepts no responsibility arising from the conduct, or lack of conduct, of the Subcontractor.

Project/Bid# 25-93

Company: Parking Systems of America I, LP

Printed Name: Erik Ward

Signature: Erik Ward **Date:** February 17, 2025

City Council Regular Meeting **4. e.**

Meeting Date: 04/08/2025

Department: Police

Key Focus Areas: Public Safety

AGENDA CAPTION:

Consider action on a Resolution authorizing the Town of Addison to apply for the FY 2026 Motor Vehicle Crime Prevention Authority Taskforce Grant.

BACKGROUND:

The Motor Vehicle Crime Prevention Authority (MVCPA) is a statewide cooperative network comprised of law enforcement groups, prosecutors, insurance industry representatives, local tax assessor-collectors, and concerned citizens, all working together to combat vehicle theft and burglary through enforcement, prevention, public information, and education initiatives. In addition to providing guidance and oversight, MVCPA awards financial grants to agencies, organizations, and concerned parties to raise public awareness of vehicle theft and burglary and implement education and prevention initiatives. The MVCPA Taskforce Grant requires a Resolution authorizing the Town to apply for funding before submitting the application.

FISCAL IMPACT

The MVCPA Taskforce Grant requires a minimum 20% cash match for the awarded funds. This will be paid for by the Information Technology replacement fund.

RECOMMENDATION

Staff recommends approval.

Attachments

Resolution - MVCPA Grant Application

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, AUTHORIZING A GRANT APPLICATION WITH THE MOTOR VEHICLE CRIME PREVENTION AUTHORITY FOR LAW ENFORCEMENT FUNDING TO SUPPORT LOCAL MOTOR VEHICLE THEFT AND FRAUD-RELATED ENFORCEMENT; AUTHORIZING EXECUTION OF THE GRANT APPLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under the provisions of the Texas Transportation Code Chapter 1006 and Texas Administrative Code Title 43; Part 3; Chapter 57, entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority to provide financial support to law enforcement agencies for economic motor vehicle theft and fraud-related motor vehicle crime enforcement teams (the "Grant Program"); and

WHEREAS, the City Council for the Town of Addison ("Town") finds that the Town's participation in the Grant Program will assist the Addison Police Department in combatting motor vehicle theft, motor vehicle burglary, and fraud-related motor vehicle crime; and

WHEREAS, the City Council further finds that the grant funds received by the Town shall be returned in full to the Motor Vehicle Crime Prevention Authority in the event of loss or misuse of the grant funds in conformance with the terms of the Grant Program.

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

SECTION 1. The City Council hereby approves the Town's submission of an application for the Grant Program and authorizes the City Manager to appoint the Chief of Police as the Town's authorized official to apply for, accept, administer, decline, modify, or cancel the Town's application for and participation in the Grant Program.

SECTION 2. The City Council further authorizes the City Manager, or his designee to appoint Sergeant Kirk McFarland as the Program Director and Steven Glickman as the Financial Officer for all purposes related to the Town's participation in the Grant Program.

SECTION 3. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***8th*** day of ***April 2025*****.**

TOWN OF ADDISON, TEXAS

_____
Bruce Arfsten, Mayor

ATTEST:

_____
Valencia Garcia, City Secretary

APPROVED AS TO FORM:

_____
Whitt Wyatt

City Council Regular Meeting **4. f.**

Meeting Date: 04/08/2025

Department: Airport

Key Focus Areas: Economic Development and Revitalization

AGENDA CAPTION:

Consider a Resolution consenting to a Fuel Farm Sublicense Agreement between RR Investments, Inc. and Addison Hangars, LLC; authorizing the City Manager to execute the Master Licensor's Consent to Sublicense Agreement evidencing the Town's consent; and providing an effective date.

BACKGROUND:

RR Investments, Inc., doing business at Addison Airport as Million Air-Dallas FBO ("Million Air"), is requesting the Town's consent to the creation of a sublicense arrangement with Addison Hangars, LLC ("Addison Hangars"), allowing Addison Hangars to conduct aircraft fueling operations expressly limited to servicing Addison Hangar subtenants and their aircraft on the Addison Hangar leased premises. Under this arrangement, Addison Hangars will perform fueling operations using their own fuel trucks, equipment, and personnel subject to Million Air's Fuel Farm License ("Master License") and the terms and conditions outlined in the proposed Master Licensor's Consent to Fuel Farm Sublicense agreement, a copy of which is attached hereto as Exhibit A and summarized below:

1. Licensee: RR Investments, Inc.
2. Master License Agreement Number: 005D-RRI
    - Commencement Date: December 1, 2007
    - Expiration Date: November 30, 2027 (per third-term extension).
    - Fuel Tanks Included: 9, 10, 12, 13, and 14.
    - Option Period Available: Fourth option period from December 1, 2027, to November 30, 2032.
3. Sublicensee: Addison Hangars, LLC
4. Sublicense Expiration Date: Not to exceed the Master License Expiration Date.
5. Sublicense Fuel Flowage Fee: $0.03 per gallon received, in addition to the prevailing public fuel flowage fee, or $0.17 per gallon (FBO: $0.14/gallon + $0.03 Sublicense fee).
6. Additional Terms of Consent:
    - Sublicensee is authorized to conduct aircraft fueling operations solely on Addison Hangar's leased premises.
    - The licensee remains fully liable for performance under the Master License.

- Timely reporting of fuel receipts and payment of fuel flowage fees.
- Sublicensee's fueling operations must comply with all terms and conditions of the Master License.
- Sublicense automatically terminates upon expiration or early termination of the Master License.
- No further subletting, assignment, or transfer without prior written consent of the Master Licensor.
- The Sublicensee must obtain the Master Licensor's consent for any action that requires such consent under the Master License.
- The Licensor shall not obtain a net annual profit from the Sublicense Agreement exceeding their total annual Consideration obligation.

The proposed sublicense arrangement and this consent are consistent with Section 17.4 of the RR Investment, Inc. Master Fuel Farm License agreement.

The City Attorney has reviewed the proposed Master Licensor’s Consent to Sublicense Fuel Farm and has found it acceptable to form.

FISCAL IMPACT

Once Addison Hangar's corporate and executive aircraft hangar campus is complete (Phase I and Phase II), fully leased, and operational, it is estimated that they will serve between 1.5 million to 2 million gallons of aviation fuel per annum. Under the current fuel flowage fee structure, this represents approximately $245,000 in new revenue for the Airport, of which $52,000 will be attributed to the sublicense fee arrangement.

RECOMMENDATION

Administration recommends approval.

Attachments

Resolution - RRI Fuel Dispensing Sublicense

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, APPROVING A FUEL FARM SUBLICENSE AGREEMENT BETWEEN RR INVESTMENTS, INC. AND ADDISON HANGARS, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE MASTER LICENSOR'S CONSENT TO SUBLICENSE AGREEMENT, PROVIDING AN EFFECTIVE DATE, AND EVIDENCING THE TOWN'S CONSENT.

WHEREAS, the City Council desires to authorize a sublicense agreement by and between RR Investments, Inc. and Addison Hangars, LLC, subject to the Addison Airport Fuel Farm License Agreement dated December 1, 2007, issued by the Town to RR Investments, Inc. and this Master's Licensor's Consent to Sublicense agreement.

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

SECTION 1. The City Council hereby grants its consent to the sublicense agreement by and between RR Investments, Inc. and Addison Hangars, LLC, subject to the Addison Airport Fuel Farm License Agreement dated December 1, 2007, issued by the Town to RR Investments, Inc. and this Master's Licensor's Consent to Sublicense agreement attached to this Resolution as **Exhibit A**. The City Manager is hereby authorized to execute the agreement.

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

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***8th*** day of ***APRIL*** **2025**.

TOWN OF ADDISON, TEXAS

_____
Bruce Arfsten, Mayor

ATTEST:

_____
Valencia Garcia, City Secretary

EXHIBIT A

Docusign Envelope ID: 45FD7DCA-2778-4D69-AC84-C5E2571B1F8D

MASTER LICENSOR CONSENT TO FUEL FARM SUBLICENSE

A Rider to the Addison Airport Fuel Farm License Agreement Described Below

LICENSEE & MASTER LICENSE INFORMATION

Name of Licensee "Licensee"	RR Investments, Inc.	
Primary Contact	Jeff Zimmerman, VP/Dir of FBO Operations	
Legal Notice Address:	4300 Westgrove Drive, Addison, Texas 75001	
Telephone	972-733-5899 Off.	214-906-7674
E-mail Address:	jzimmerman@millionairdallas.com	

MASTER FUEL LICENSE AGREEMENT ("Master License")

005D-RRI	**Commencement Date :** December 1, 2007	**Expiration Date :** November 30, 2027 (per Third-Term Extension in effect)
Master License Description: As of the effective date of this Master Licensor Consent ("Consent"), the Master License now applies to Fuel Tanks #12, #13, and #14. The Master License has since been modified and supplemented by ***The Seventh Addendum to the Fuel Farm License Agreement***, effective March 28, 2022, which includes by reference Fuel Tanks #9 and #10, subject to the terms and conditions set forth therein.		
Describe any Term Extension or Option Periods Available (if any): The fourth Option Period from December 1, 2027, to November 30, 2032, remains available subject to Exhibit D of the Master License.		

"SUBLICENSEE"

Sublicensee Name: **Addison Hangars, LLC**			**"State"** of Registration (if applicable): **Delaware**
DBA (if any):	Sky Harbour		
Primary Site Contact:	Name: Marty Kretchman		Title: SVP
Address of Licensed Premises			
Telephone:	Primary	321.616.3117	E-mail: mkretchman@skyharbour.group
	Secondary		

SUBLICENSEE SECONDARY CONTACT INFORMATION

Secondary Contact:	Name: Alison Squiccimarro		Title: In House Consel
Telephone:	Primary	914.261.8382	E-mail:
	Secondary		

EMERGENCY / AFTER HOURS CONTACT INFORMATION

Name:	Norman Ramirez	Title: ADS Harbour Master
Telephone: 510.332.8250		E-mail: nramirez@skyharbour.group

MASTER LICENSOR CONSENT TO FUEL FARM SUBLICENSE

A Rider to the Addison Airport Fuel Farm License Agreement Described Below

Description of Sublicense Subject to this Consent ("Sublicense Agreement")		
Title of Agreement:	**Sublicense Effective Date :**	**Expiration Date :**
	Commencement Date : (if different from the Effective Date)	Not to Exceed the Master License Expiration Date.
Summary of Sublicense Agreement: RR Investments, Inc., doing business at Addison Airport as Million Air-Dallas FBO ("Million Air"), is requesting the Town's consent to the creation of a sublicense arrangement with Addison Hangars, LLC ("Addison Hangars"), allowing Addison Hangars to conduct aircraft fueling operations expressly limited to servicing Addison Hangar subtenants and their aircraft on the Addison Hangar leased premises. Under this arrangement, Addison Hangars will perform fueling operations using their own fuel trucks, equipment, and personnel subject to Million Air's Fuel Farm License ("Master License") and the terms and conditions outlined in this proposed Master Licensor's Consent to Fuel Farm Sublicense agreement.		
Describe any Term Extension or Option Periods Available (if any):		

Note: The Licensor is responsible for ensuring that the sublicensee information mentioned above is current, and the Master Licensor must be notified in writing (e.g., via email with a read receipt requested) of any changes as soon as commercially practical.

TERMS OF MASTER LICENSOR'S CONSENT

This Master Licensor Consent to Fuel Farm Sublicense ("Sublicense Consent") is entered into and made effective as of the date last indicated below or as otherwise explicitly stated by the Licensor herein (the "Effective Date"), by and between the Master Licensor and the Licensor, and as acknowledged and agreed to by the Sublicensee.

WHEREAS: The Town of Addison, Texas ("Master Licensor") is the exclusive Licensor under the abovementioned Master License. Through contract, assignment, amendment, modification, or any other action approved by the Licensor, the Licensee is recognized as the licensee of record by the Master Licensor and is obligated to adhere to the terms and conditions of the Master License, as amended or modified.

WHEREAS: The Master Licensor and the Licensor are parties to the Master License, whereby the Master Licensor grants the Licensor certain rights for the storage and dispensing of aviation fuel according to the terms, conditions, and responsibilities associated with the use of the Fuel Farm, including payment of fees, maintenance obligations, and compliance with applicable laws and regulations.

WHEREAS: The Licensee wishes to grant a sublicense to Sublicensee so named above in accordance with the terms and conditions outlined in the Sublicense Agreement.

WHEREAS: The Master License requires the Licensee to obtain the consent of the Master Licensor before granting any sublicense.

MASTER LICENSOR CONSENT TO FUEL FARM SUBLICENSE

A Rider to the Addison Airport Fuel Farm License Agreement Described Below

WHEREAS: Section 17.1 of the Master License grants the Master Licensor to consider, at its sole and absolute discretion, all factors including, without limitation, the Master Licensor's desired licensee mix serving Addison Airport, the reputation and net worth and capital investment the proposed sublicensee represents to Addison Airport, its purported intent and use of the licensed facilities by the proposed sublicensee (even beyond what is specified in Section 1,1(q)) and the then-current market conditions.

WHEREAS: Master Landlord, after much consideration of the Licensee's request for the Master Licensor's consent to the proposed Sublicense and after giving regard to the proposed Sublicensee, finds:

i) The Sublicensee is a ground tenant to the Town of Addison at Addison Airport by way of that specific ground lease first entered into and made effective on June 28, 2022, as evidenced by the Memorandum of Lease recorded in the Dallas County, Texas Official Public Records as Instrument #202200200733. This agreement was amended by that specific First Amendment to the Ground Lease Agreement, which was entered into and made effective on January 10, 2023 ("Addison Hangars Ground Lease").

ii) The Sublicensee holds a unique position at Addison Airport as the sole provider of home-based solutions for business aircraft. Their commitment to developing, leasing, marketing, and managing high-end executive and corporate aircraft hangar facilities for sublease serves as a significant asset to Addison Airport's primary targeted aeronautical sector, based business and corporate class flight departments.

iii) Under the terms of the Addison Hangars Ground Lease, the tenant (being the same as the Sublicensee) is constructing and will operate nearly 200,000 square feet of high-end executive hangars on 12 acres of airport land, with an estimated construction value exceeding $40 million.

iv) The success of the Sublicensee is not just dependent on their operations, but on their commitment to providing the highest standard of service to their subtenants. This dedication and responsibility are key to their success.

WHEREAS: Master Landlord's consent to one or more sublicenses shall not constitute a novation or waiver of the Master Licensor's rights as to any subsequent sublicenses.

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Based on the Licensee's representations, the Master Licensor's consent to the Sublicense ("Consent to Sublicense") created by the Licensee of all or part of the Licensee's license interests, including without exception, its' rights of access and use of the Fuel Farm and Fuel Tanks as defined in the Master License as amended or modified) granted to the Licensor under the Master License.

Consent to Sublicense: The Master Licensor hereby consents to the Licensor granting the sublicense to Sublicensee, subject to the terms and conditions below:

1. The Sublicensee is permitted to conduct aircraft fueling operations solely on the Demised Premises defined in the Addison Hangars Ground Lease. Operations are not allowed elsewhere in the Airport, except for trucking fuel to and from the Fuel Farm and the Demised Premises, without written consent from the Licensee and the Master Licensor.
2. This consent is strictly limited to the Sublicensee fueling aircraft registered under a valid Master Landlord's Sublease Consent Agreement, as Section 9.B. of the Addison Hangars Ground

MASTER LICENSOR CONSENT TO FUEL FARM SUBLICENSE

A Rider to the Addison Airport Fuel Farm License Agreement Described Below

Lease requires. The Sublicensee is expressly prohibited from fueling any aircraft not correctly registered with the Master Licensor and Addison Hangar's Master Landlord.

3. The Licensee shall remain fully liable for the performance of every term, provision, covenant, duty, and obligation under the Master License. This includes but is not limited to, the duty to make all required payments for fees under the Master License, such as Base Fees, Additional Fees, and Fuel Flowage Fees, as outlined in Sections 4 and 7 of the Master License.
4. The Licensee is fully responsible for the timely reporting of fuel receipts and payment of fuel flowage fees as specified in Section 7 of the Master License. However, reports regarding the Sublicensee's fuel deliveries and fuel flowage fees must not be combined or commingled with the Licensee's reported activity.
5. In consideration of Master Licensor's consent, in addition to the prevailing fuel flowage fees specified in Section 7 of the Master License, an additional $0.03 per gallon ("Master Licensor Consent Fee") shall be remitted to Master Licensor by Licensee or on behalf of Sublicensee.
6. This consent does not release the Licensee from its covenants, agreements, liabilities, and duties under the Master License.
7. Upon written demand by the Master Licensor, the Licensee and/or Sublicensee must provide a true and correct copy of the Sublicense as it may be amended or modified.
8. This consent does not signify the Master Licensor's approval of the terms of the Sublicense.
9. Nothing in this document shall be construed as a waiver or release of any rights held by the Master Licensor under the Master License.
10. No further subletting, assignment, conveyance, or other transfer of all or any portion of the Licensor's License shall occur without the prior written consent of the Master Licensor.
11. The Sublicensee's access to and use of the Fuel Farm and Fuel Tanks, as defined in the Master License, as well as its fueling operations at the Airport, must comply with all terms and conditions of the Master License applicable to the Sublicensee and any relevant governing documents published by the Airport (e.g., Addison Airport Rules and Regulations, Addison Airport Minimum Standards and Requirements for Commercial Aeronautical Service Providers).
12. The Sublicensee agrees to abide by the terms and provisions of the Master License and this Consent to Sublicense. In the event of a conflict between the Master License together with this Consent to Sublicense and the Sublicense, the terms of the Master License and this Consent to Sublicense shall take precedence. Moreover, the Sublicensee's fueling operations may only be conducted by the permissions granted by the Master License and this Consent to Sublicense. The Sublicensee acknowledges receiving a true and correct copy of the Master License from the Licensor.
13. The Sublicensee must secure the Master Licensor's consent for any action requiring such consent under the Master License.
14. The Sublicense shall automatically terminate upon the expiration or early termination of the Master License, regardless of any other provisions in the Sublicense to the contrary. The Master Licensor is not obligated to notify the Sublicensee of such termination.
15. The Sublicense Agreement and the sublicense granted thereunder shall be subject to and subordinate to all terms and conditions of the Master License. The Licensor remains fully responsible for fulfilling all obligations under the License Agreement, and the Licensee is fully liable for any violations by the Sublicensee of any terms and conditions of the Master License.

MASTER LICENSOR CONSENT TO FUEL FARM SUBLICENSE

A Rider to the Addison Airport Fuel Farm License Agreement Described Below

16. This consent shall not be interpreted as approval for any assignment of the License Agreement or associated rights or obligations.
17. This consent shall be governed by and interpreted according to the provisions outlined in Section 28.7 of the Master License.
18. According to Section 17.4 of the Master License, the Licensor shall not obtain a net annual profit from the Sublicense Agreement (or any other sublicense agreement, whether separately or collectively) under the Master License. Should the Licensor achieve a net profit exceeding their total annual Consideration obligation along with all direct or indirect costs associated with their sublicense arrangements, the net proceeds must be reported by the Licensor and remitted to the Master Licensor upon request, which shall be credited to the Licensor's account.

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MASTER LICENSOR CONSENT TO FUEL FARM SUBLICENSE

A Rider to the Addison Airport Fuel Farm License Agreement Described Below

ACKNOWLEDGED AND AGREED TO this _____ day of _____, 20__.

Licensee: RR Investments, Inc.

By: DocuSigned by: Jeff Zimmerman CB80A0F809AA456... _____
(Signature)

Jeff Zimmerman
(Printed Name)

Title: VP FBO Services

Date: 3/28/2025

Sublicensee: Addison Hangars, LLC

By: DocuSigned by: 8289E7F9B806458... _____
(Signature)

Tal Keinan
(Printed Name)

Title: Chief Executive Officer

Date: 3/28/2025

Recommendation by Airport Manager

By: _____
William Dyer, Asst. Airport Director

Date: 03/31/2025

Master Licensor
Town of Addison, Texas

By: _____
David Gaines, City Manager

Date: _____

City Council Regular Meeting **4. g.**

Meeting Date: 04/08/2025

Department: Airport

Key Focus Areas: Infrastructure Development and Maintenance

AGENDA CAPTION:

Consider action on Change Order #3 to the McMahon Contracting, L.P. Addison Airport (ADS) Apron Connectors and Vehicle Services Road contract first entered into and made effective October 22, 2024, in an amount not to exceed $131,749.40; authorizing the City Manager to execute Change Order #3; and providing an effective date.

BACKGROUND:

On October 22, 2024, the Town entered into a construction contract with McMahon Contracting, LP, to reconstruct taxilane connectors and a portion of the vehicle service road at Addison Airport for $2,363,236.65.

There have been two change orders for this project, including Change Order #1 for up to $22,916.97 to address undocumented stormwater infrastructure found during construction and Change Order #2 for up to $5,189.46 to replace further unknown stormwater infrastructure.

Change Order #3 addresses ground erosion on Taxiway Alpha and a drainage channel, involving poured-in-place concrete slope protection. McMahon's proposal, which is significantly lower, will be accepted for the work, not to exceed $131,749.40, in accordance with City Bid No. 24-276.

FISCAL IMPACT

With Change Order #3, the McMahon Constructing contract, as amended by change orders, will total $2,523,092.51 and is summarized as follows:

Description	Amount	Comment
Original Contract	$2,363,236.65	Addison Airport Taxilane Connectors and Vehicle Service Road Reconstruction & Repairs
Change Order #1	$22,916.97	Stormwater junction box replacement
Change Order #2	$5,189.46	Stormwater junction box replacement
Change Order #3	$131,749.40	Storm drainage concrete slope protection
Total Contract	**$2,523,092.48**	

The project contract, as modified, is funded solely by the Airport Fund.

RECOMMENDATION

Administration recommends approval.

Attachments

Change Order #3 - McMahon Contracting
Project Area

MCMAHON CONTRACTING L.P.

CO#3-Pilot Channell and Rip Rap

FROM: Sam Reynolds
McMahon Contracting L.P.
3019 Roy Orr Blvd.
Grand Prairie, TX 75050
Phone: 972-263-6907
Fax: 972-264-0008

DATE: 2/17/2025

PROJECT: Addison Airport- Atlantic Apron & VSR Repairs

TO: Tonjanika Robinson, PE
214-619-9095

We hereby propose the following changes and/or additions to the original contract.

ITEM	DESCRIPTION	UNIT OF MEASURE	ORIGINAL QUANTITY	ADD/DEDUCT QUANTITY	REVISED QUANTITY	UNIT PRICE	NET COST CHANGE
NEW	Pilot Channel and Slope protection	SY	0	245.00	245.00	$227.67	$55,779.15
NEW	4" Rip Rap- Option 1	SY	0	1075.00	1075.00	$70.67	$75,970.25
	Additional working days required:	**10**				**TOTAL:**	**$131,749.40**

*****Notes- Pricing per detail provided by Sarah Andrews 2/7/25**
1. Pilot Channel to be graded w/ material on site. Import is additional. Due to wet environment, may require stabalization if compaction not possible Stabalization would be additional
2. 4" Rip Rap priced using option 1 as provided by Laban. Priced with 1'X6" wide toe around perimeter. Expansion & Dowel at Existing concrete
3. All Concrete is TXDOT mixes following TXDOT requirements
4. Traffic Control and erosion control is not priced. If either is needed, McMahon will need a drawing and will price separately.

McMahon Contracting Rep:

Customer:

Addison- Atlantic Apron and VSR Repairs

DETAILED COST BREAKDOWN
4" Rip Rap W/ 1' Toe at end of Runway-

LABOR

DESCRIPTION	QTY	UNIT	HR REQUIRED	Hr RATE	EXTENDED COST
Foreman Paving	1.00	Hr	50.00	$ 48.75	$ 2,437.50
Leadman Paving	1.00	Hr	50.00	$ 26.00	$ 1,300.00
Skidsteer/Backhoe Operator	1.00	Hr	50.00	$ 22.75	$ 1,137.50
Concrete Finisher	1.00	Hr	50.00	$ 23.75	$ 1,187.50
Concrete Finisher	1.00	Hr	50.00	$ 23.75	$ 1,187.50
Laborer - Skilled	1.00	Hr	50.00	$ 21.50	$ 1,075.00
Laborer - Common	1.00	Hr	50.00	$ 19.00	$ 950.00
Laborer - Common	1.00	Hr	50.00	$ 19.00	$ 950.00
Laborer - Escort for Trucking	1.00	Hr	50.00	$ 21.50	$ 1,075.00
LABOR COST					$ 11,300.00
LABOR MARKUP				#REF!	$ 1,695.00
55% LABOR BURDEN					$ 6,215.00
TOTAL LABOR COST					**$ 19,210.00**

EQUIPMENT

DESCRIPTION	QTY	UNIT	HR REQUIRED	HR RATE	EXTENDED COST
Skid Steer Track Loader	1.00	HR	30.00	$ 95.18	$ 2,855.40
Backhoe	1.00	HR	30.00	$ 94.96	$ 2,848.80
Foreman Truck	1.00	HR	30.00	$ 47.17	$ 1,415.10
1R105 Smooth Drum Roller	1.00	HR	30.00	$ 112.70	$ 3,381.00
Power Broom	1.00	HR	30.00	$ 90.92	$ 2,727.60
Truck - For Escort	1.00	HR	30.00	$ 47.17	$ 1,415.10
EQUIPMENT COST					$ 14,643.00
15% EQUIPMENT MARKUP				#REF!	$ 2,196.45
TOTAL EQUIPMENT COST					**$ 16,839.45**

MATERIALS

DESCRIPTION	QTY	UNIT	UNIT COST	EXTENDED COST
Concrete- TXDOT 4000	132.00	CY	190.00	$ 25,080.00
Rebar- #3 18" C-C	5160.00	LBS	0.75	$ 3,870.00
Mic- Epoxy, Chairs, Forms	1.00	LS	2500.00	$ 2,500.00
MATERIAL COST				$ 31,450.00
MATERIAL MARKUP			#REF!	$ 4,717.50
TOTAL MATERIAL COST				**$ 36,167.50**

SUBCONTRACTORS

DESCRIPTION	QTY	UNIT	UNIT COST	EXTENDED COST
Saw/ SEAL	1.00	LS	$2,500.00	$ 2,500.00
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
SUBCONTRACTOR COST				$ 2,500.00
SUBCONTRACTOR MARKUP			20%	$ 500.00
TOTAL SUBCONTRACTOR COST				**$ 3,000.00**

COST SUMMARY

TOTAL LABOR COST	$	19,210.00
TOTAL EQUIPMENT COST	$	16,839.45
TOTAL MATERIAL COST	$	36,167.50
TOTAL SUBCONTRACTOR COST	$	3,000.00
1% BOND	$	752.17
TOTAL COST	**$**	**75,969.12**

Total Cost: **$ 75,969.12**
Unit Cost: **$ 70.67** 1075 SY

Addison- Atlantic Apron and VSR Repairs

DETAILED COST BREAKDOWN
Pilot Channell (136 LF X6' Wide) W/ 5' Slope Paving

LABOR

DESCRIPTION	QTY	UNIT	HR REQUIRED	Hr RATE	EXTENDED COST
Foreman Paving	1.00	Hr	50.00	$ 48.75	$ 2,437.50
Leadman Paving	1.00	Hr	50.00	$ 26.00	$ 1,300.00
Skidsteer/Backhoe Operator	1.00	Hr	50.00	$ 22.75	$ 1,137.50
Concrete Finisher	1.00	Hr	50.00	$ 23.75	$ 1,187.50
Concrete Finisher	1.00	Hr	50.00	$ 23.75	$ 1,187.50
Laborer - Skilled	1.00	Hr	50.00	$ 21.50	$ 1,075.00
Laborer - Common	1.00	Hr	50.00	$ 19.00	$ 950.00
Laborer - Common	1.00	Hr	50.00	$ 19.00	$ 950.00
Laborer - Escort for Trucking	1.00	Hr	50.00	$ 21.50	$ 1,075.00
LABOR COST					$ 11,300.00
LABOR MARKUP				#REF!	$ 1,695.00
55% LABOR BURDEN					$ 6,215.00
TOTAL LABOR COST					**$ 19,210.00**

EQUIPMENT

DESCRIPTION	QTY	UNIT	HR REQUIRED	HR RATE	EXTENDED COST
Skid Steer Track Loader	1.00	HR	30.00	$ 95.18	$ 2,855.40
Backhoe	1.00	HR	30.00	$ 94.96	$ 2,848.80
Foreman Truck	1.00	HR	50.00	$ 47.17	$ 2,358.50
1R105 Smooth Drum Roller	1.00	HR	30.00	$ 112.70	$ 3,381.00
Power Broom	1.00	HR	50.00	$ 90.92	$ 4,546.00
Truck - For Escort	1.00	HR	30.00	$ 47.17	$ 1,415.10
EQUIPMENT COST					$ 17,404.80
15% EQUIPMENT MARKUP				#REF!	$ 2,610.72
TOTAL EQUIPMENT COST					**$ 20,015.52**

MATERIALS

DESCRIPTION	QTY	UNIT	UNIT COST	EXTENDED COST
Concrete- TXDOT 4000	45.00	CY	190.00	$ 8,550.00
Rebar- #3 18" C-C	1700.00	LBS	0.75	$ 1,275.00
Mic- Epoxy, Chairs, Forms	1.00	LS	2000.00	$ 2,000.00
MATERIAL COST				$ 11,825.00
MATERIAL MARKUP			#REF!	$ 1,773.75
TOTAL MATERIAL COST				**$ 13,598.75**

SUBCONTRACTORS

DESCRIPTION	QTY	UNIT	UNIT COST	EXTENDED COST
Saw/ SEAL	1.00	LS	$ 2,000.00	$ 2,000.00
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
SUBCONTRACTOR COST				$ 2,000.00
SUBCONTRACTOR MARKUP			20%	$ 400.00
TOTAL SUBCONTRACTOR COST				**$ 2,400.00**

COST SUMMARY

TOTAL LABOR COST	$	19,210.00
TOTAL EQUIPMENT COST	$	20,015.52
TOTAL MATERIAL COST	$	13,598.75
TOTAL SUBCONTRACTOR COST	$	2,400.00
1% BOND	$	552.24
TOTAL COST	**$**	**55,776.51**

Total Cost: $ 55,776.51
Unit Cost: $ 227.66 245 SY

McMahon Contracting, LP Change Order #3
Project Area



City Council Regular Meeting **4. h.**

Meeting Date: 04/08/2025

Department: Airport

Key Focus Areas: Infrastructure Development and Maintenance

AGENDA CAPTION:

Consider action on a Resolution approving the acceptance of a $763,000 grant under the Infrastructure Investment and Jobs Act for specific qualified airport infrastructure improvements, authorizing the City Manager to execute all necessary contracts and agreements to accept the grant and establishing an effective date.

BACKGROUND:

The Infrastructure Investment and Jobs Act (IIJA) is a federal law that allocates funding for essential national infrastructure priorities through the Federal Aviation Administration (FAA), with over $25 billion designated for airport infrastructure, air traffic facilities, and airport terminal projects. As a block grant state, the IIJA grant program is managed by the Texas Department of Transportation (TxDOT) as the FAA's representative. Under this grant program, the Addison Airport has been allocated and is eligible to receive up to $3,145,000 in reimbursement grants to date. The determination for FY26 is still pending.

Airport staff are coordinating with TxDOT planners and officials to ensure the use of funds is for qualified projects and occurs within required timelines. Generally, the application for a grant must be submitted after a project bid award or the airport sponsor has made another form of financial commitment.

Addison Airport IIJA Reimbursement Grant Summary

Year	Amount	Use of Funds
2022	$763,000	Apron Connector and Vehicle Service Road Project
2023	$844,000	To Be Determined
2024	$851,000	To Be Determined
2025	$687,000	To Be Determined
2026	TBD	To Be Determined
Total	$3,145,000+	

FISCAL IMPACT

As the Airport sponsor, the Town is responsible for all costs associated with any qualifying infrastructure project and is eligible to seek reimbursement of up to 90% from TxDOT. Therefore, the Town and the Airport must commit to an obligation of $3,145,000 in qualifying airport infrastructure projects, which results in a potential net cost of $314,500 from the Airport Fund.

RECOMMENDATION

Administration recommends approval.

Attachments

Presentation - IIJA Grant Acceptance (Garver)

Resolution - IIJA Grant Acceptance

Addison Airport (ADS) Apron Connectors and Vehicle Service Road

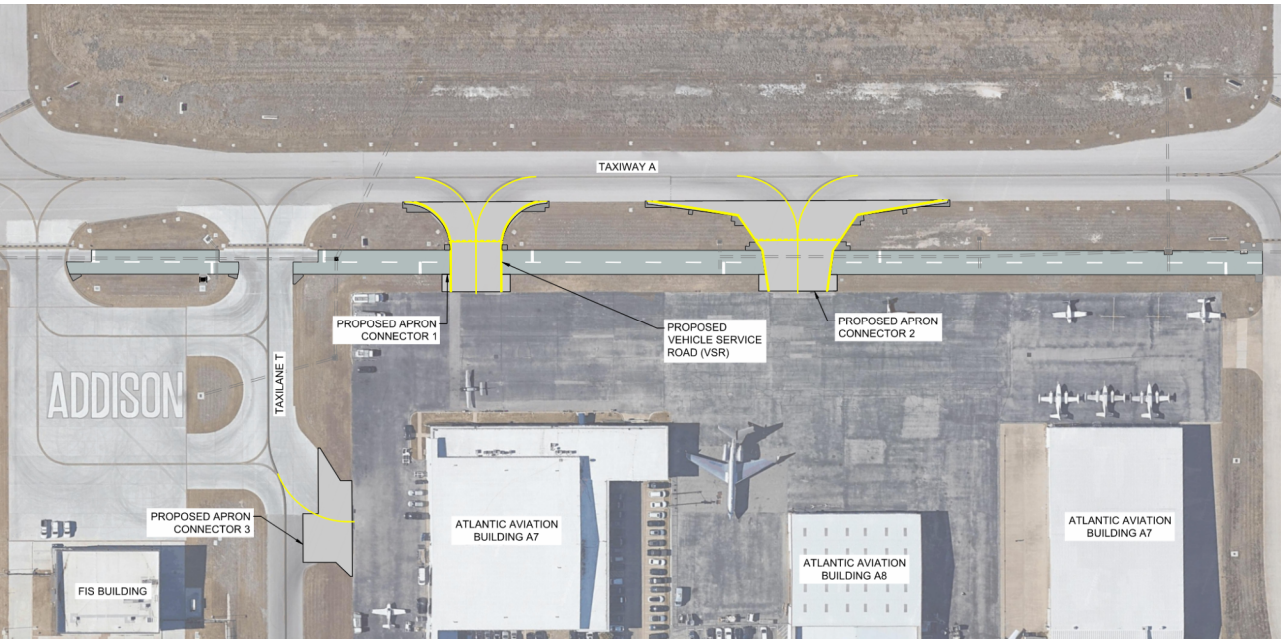
April 8, 2025

Sara Andrews, PE
Garver

Background


TAXIWAY A
ATLANTIC AVIATION APRON
ADDISON
ADDISON AIRPORT OFFICES
JIMMY DOOLITTLE DR
KELLER SPRINGS RD
ADDISON RD

Background



- Atlantic Aviation renovated facility and reconstructed ramp 2024
- Garver Design of Expanding Apron Connectors and Vehicle Service Road (VSR) approved by Council in April 2024
- Bid for Construction in September 2024
  - 3 bids received
  - Award to McMahon Contracting, LP in October 2024
- Construction Started February 2025
- Anticipated Completion July 2025

Recommendations

- Approve Resolution to TxDOT to accept 2022 IIJA Funds of $763,000.00

FUNDING SUMMARY		
CERTIFICATES OF OBLIGATION 2023	=	$950,000.00
AIRPORT FUND (FY 2024)	=	$820,000.00
AIRPORT FUND (FY 2025)	=	$600,000.00
INFRASTRUCTURE INVESTMENT AND JOBS ACT FUNDS (2022)	=	$763,000.00
TOTAL	**=**	**$3,133,000.00**

Questions

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, APPROVING A GRANT FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION ACCEPTING THE FISCAL YEAR 2022 APPORTIONED INFRASTRUCTURE INVESTMENT AND JOBS ACT FUNDS FOR $763,000.00 FOR CERTAIN QUALIFIED AIRPORT INFRASTRUCTURE IMPROVEMENTS, AUTHORIZING THE CITY MANAGER TO EXECUTE ALL CONTRACTS AND AGREEMENTS NECESSARY TO ACCEPT THE GRANT FUNDING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Addison, Texas (herein referred to as Sponsor) intends to make certain qualifying infrastructure improvements to the Addison Airport and

WHEREAS, the qualifying infrastructure improvements include the reconstruction and improvement made to the airport's primary vehicle service road and the reconstruction and improvement of three taxilane connectors from Taxiway Alpha to the Atlantic FBO apron (herein, the "Project"); and

WHEREAS, the Sponsor intends to request financial assistance from the Texas Department of Transportation for these improvements and

WHEREAS, the total design and construction project costs available are $2,638,992.48, and the Sponsor will be responsible for the total project cost and will seek 90% reimbursement from TxDOT.

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

SECTION 1. The Town of Addison hereby directs the City Manager to execute on behalf of the Town of Addison, Texas, at the appropriate time and with the appropriate authorization of this governing body, all agreements with the Texas Department of Transportation and such other parties as shall be necessary and proper for the implementation of the improvements to Addison Airport.

SECTION 2. This Resolution shall take effect immediately upon its date of adoption.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas this the ***8th*** day of ***APRIL*** 2025.

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

Valencia Garcia, City Secretary

City Council Regular Meeting **5. a.**

Meeting Date: 04/08/2025

Department: Development Services

AGENDA CAPTION:

Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 5100 Belt Line Road, Suite 612, that is currently zoned Planned Development (PD), through Ordinance Nos. O23-03, to allow indoor baseball inspired games and a restaurant with the sale of alcoholic beverages for on-premises consumption. Case 1928-SUP/5100 Belt Line Road, Suite 612 (Batbox).

BACKGROUND:

The Addison Planning and Zoning Commission, meeting in regular session on March 18, 2025, voted to recommend approval of a request for a Special Use Permit (SUP) to allow indoor entertainment (baseball) and a restaurant with the sale of alcoholic beverages for on-premises consumption on a property located at 5100 Belt Line Road, Suite 612, which is currently zoned Planned Development (PD), Ordinance No. O23-03.

Voting Aye: Braun, Fansler, Smith, Then, Wright
Voting Nay: none
Absent: Barker, Copeland

SPEAKERS AT THE PUBLIC HEARING:
For: none
On: none
Against: none

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends approval of the request with the following condition:

- Batbox operations shall close to the public no later than 2:00am.

Attachments

1928-SUP Presentation

1928-SUP Ordinance
1928-SUP Staff Report
1928-SUP Letter of Intent
1928-SUP Plans

Batbox
Special Use Permit
(1928-SUP)

April 8, 2025

Korrie Becht, Assistant Director of
Development Services

Case 1928-SUP Batbox

LOCATION:

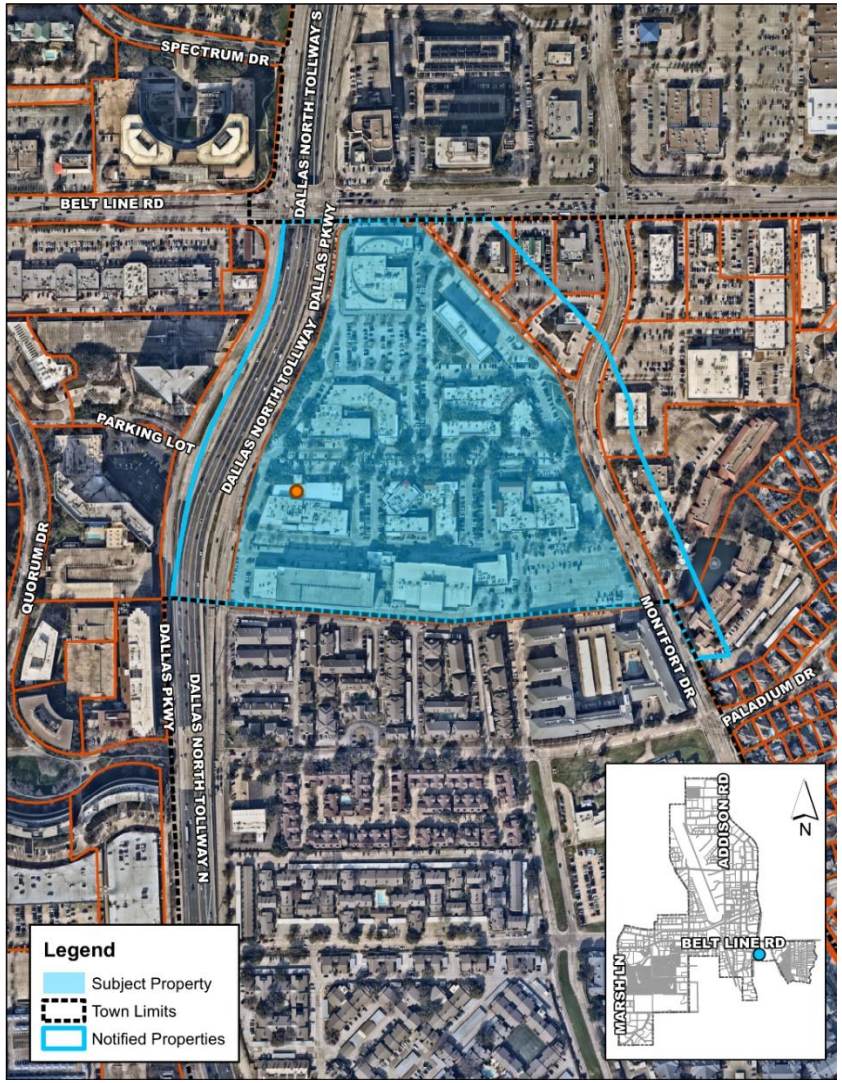
5100 Belt Line Road, Suite #612

REQUEST:

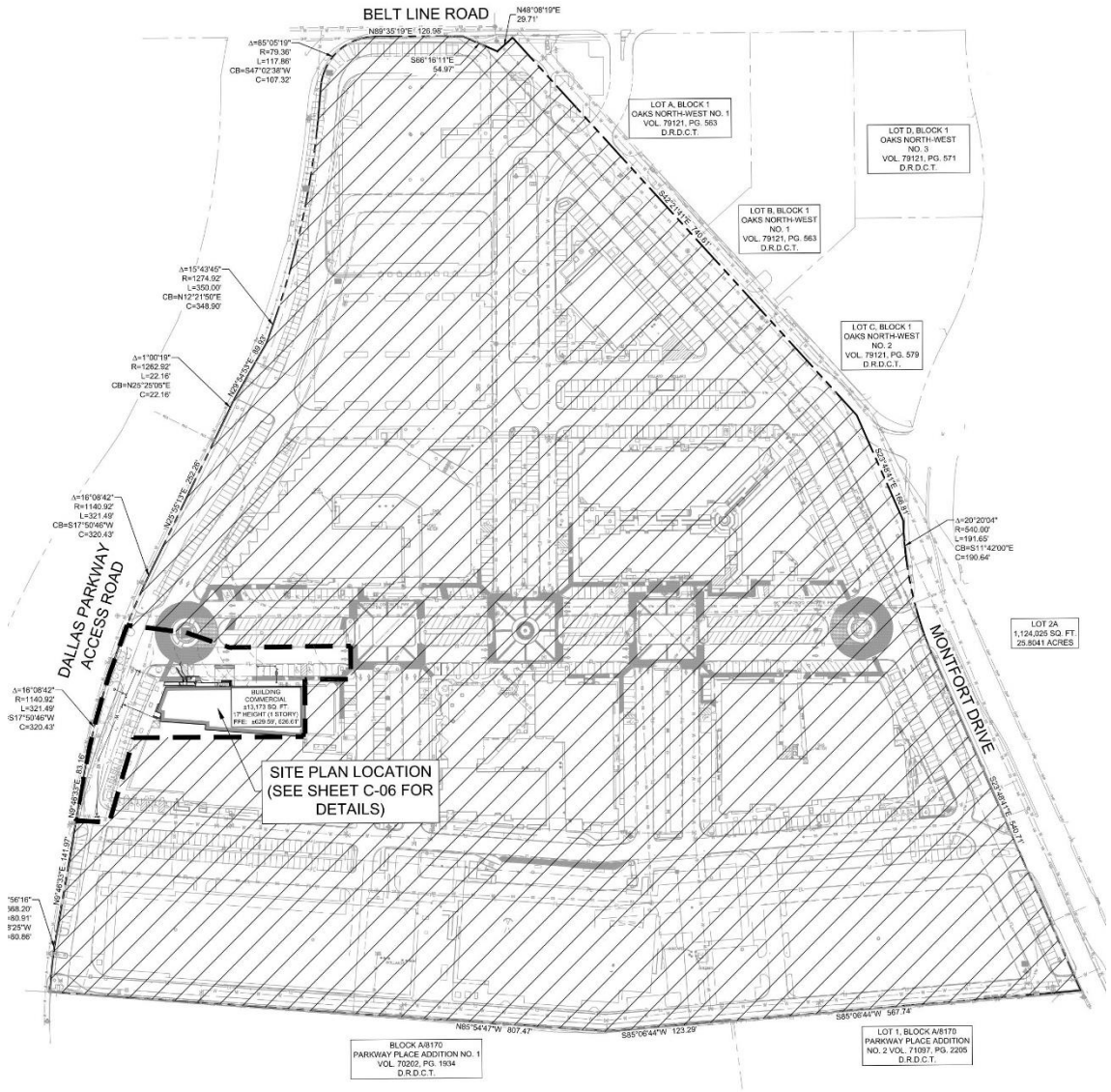
Approval of a Special Use Permit for indoor entertainment (baseball) and a restaurant with the sale of alcohol for on-premises consumption

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed indoor entertainment and restaurant use with the sale of alcohol for on-premises consumption, and associated site conditions at the subject property.



Case 1928-SUP Batbox



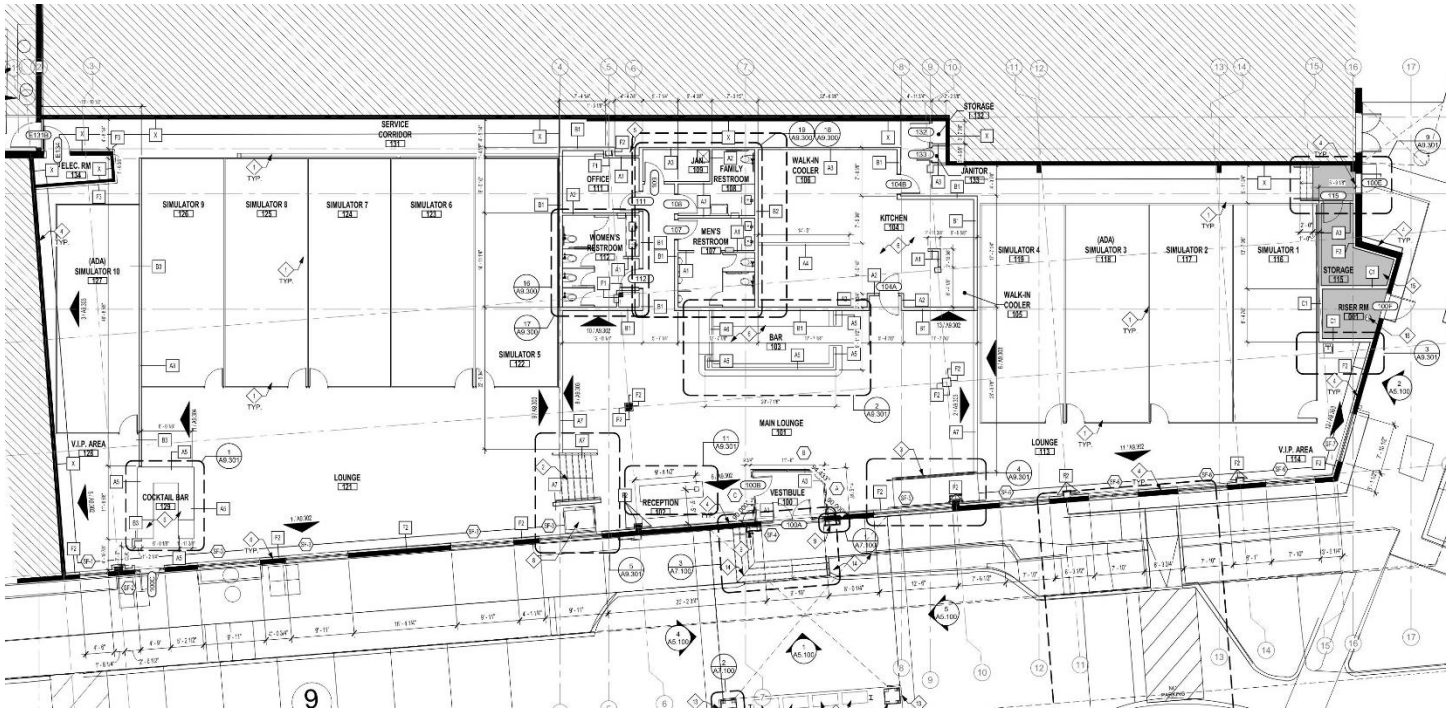
PROJECT HISTORY:

- 1966 – Rezoned from Local Retail to PD.
- 2012 – PD, Ord. No. O12-002, to support reinvestment in Village on the Parkway.
- 2020 – PD Amendment, Ord. No. O20-08, to allow a mixed-use parking ratio.
- Present – Proposed SUP to allow indoor entertainment and a restaurant with the sale of alcohol for on-premises consumption.

Case 1928-SUP Batbox

FLOOR PLAN:

- Approx. 13,000 SF of interior floor area
  - 10 batting simulators
  - 1 bar area
- Seating for 198 indoors
- Sale of alcoholic beverages
- Hours of operation (Condition of SUP):
  - 11:00 am – 12:00 am, Sunday through Thursday
  - 11:00 am – 2:00 am Friday through Saturday.

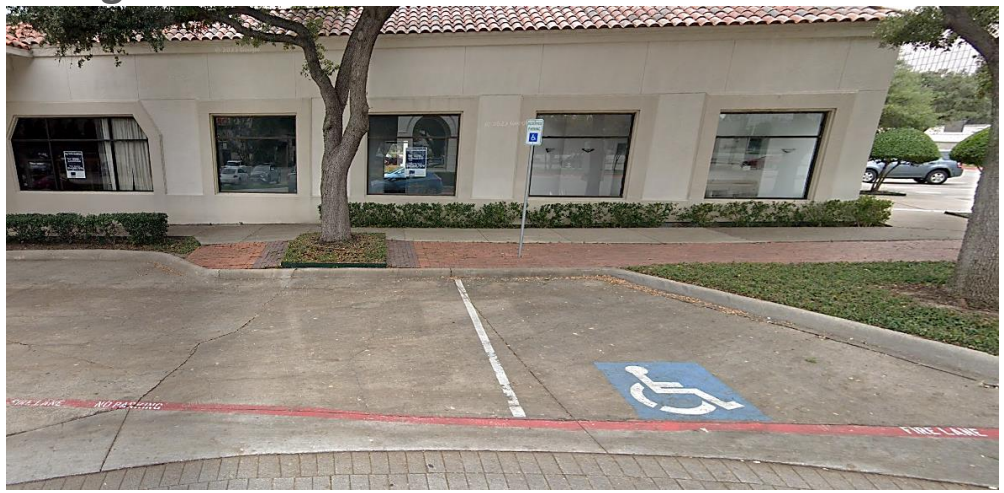


Case 1928-SUP Batbox

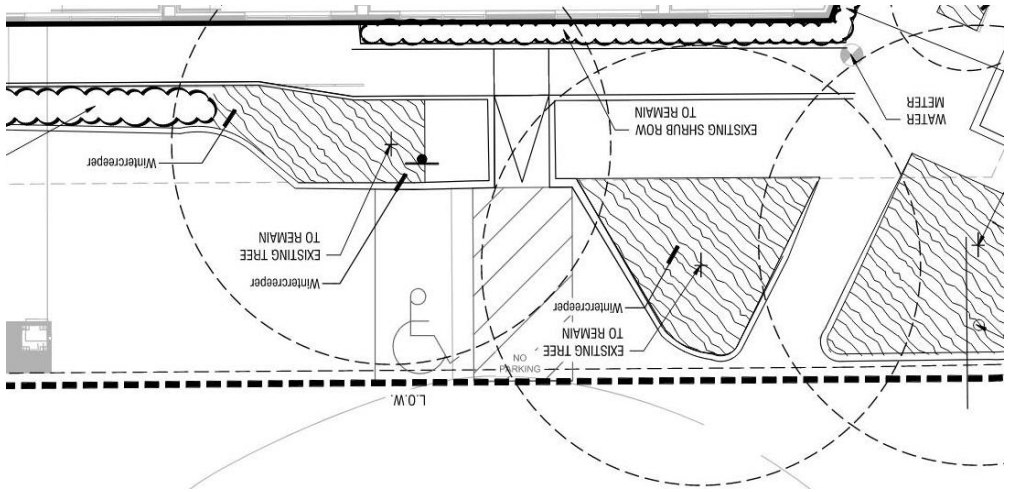
PARKING:

- The site complies with the parking requirements of PD O20-08.
  - Required Parking: 2,052 spaces
  - Existing Parking: 2,261 spaces
- Handicap parking space and loading area modified to allow for accessible connection.

Existing



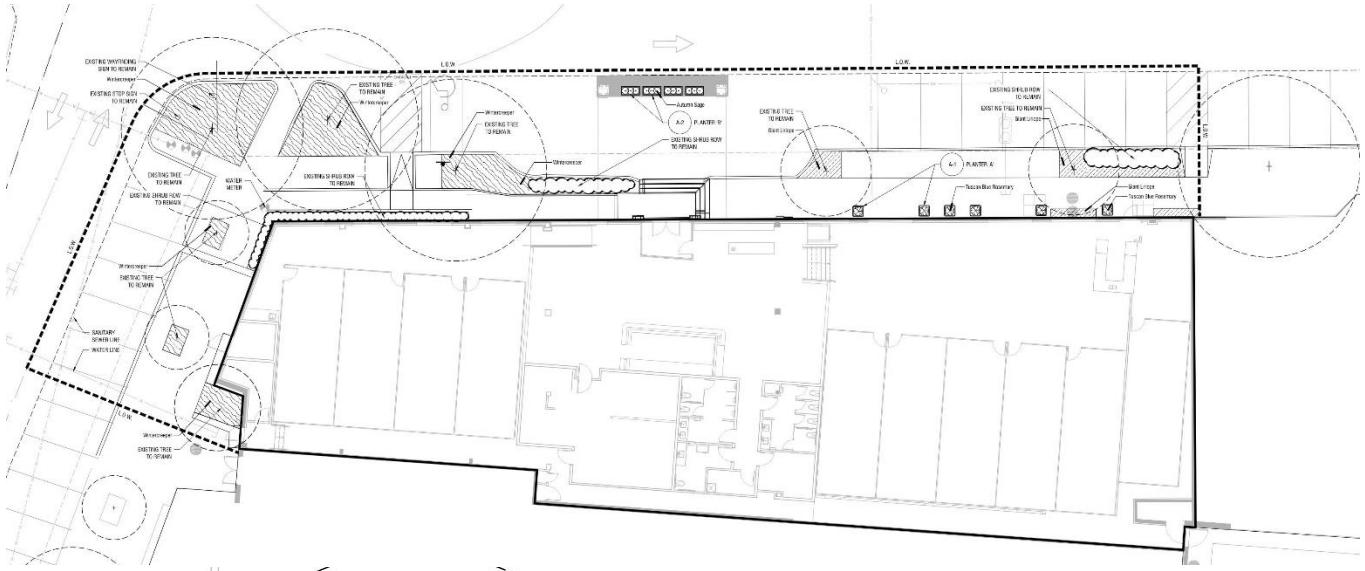
Proposed



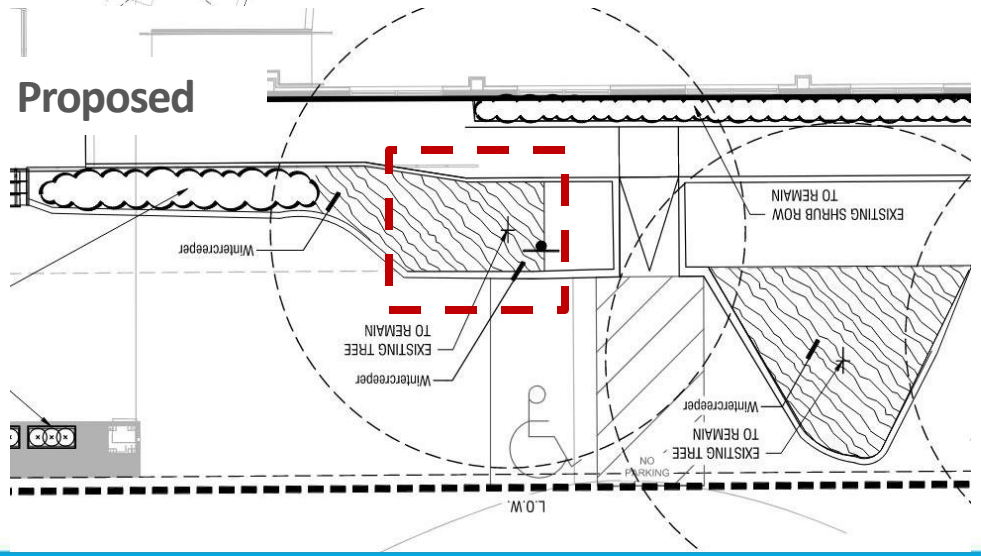
Case 1928-SUP Batbox

OPEN SPACE AND LANDSCAPE:

- Existing landscaping to remain and brought into compliance with landscape ordinance
- Additional groundcover vegetation to replace uneven pavers adjacent to tree near primary entrance







Case 1928-SUP Batbox

EXTERIOR APPEARANCE:

- Proposed changes on north and west facades, include replacement of all windows, updated primary entrance, removal of secondary entrance, and remodeling of porte-cochere.
- Existing façade materials will generally remain. The proposed color scheme will consist of dark bronze and grey.
- The proposed façade complies with Town requirements.



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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

Case 1928-SUP Batbox



Case 1928-SUP Batbox



Case 1928-SUP Batbox

PUBLIC NOTICE:

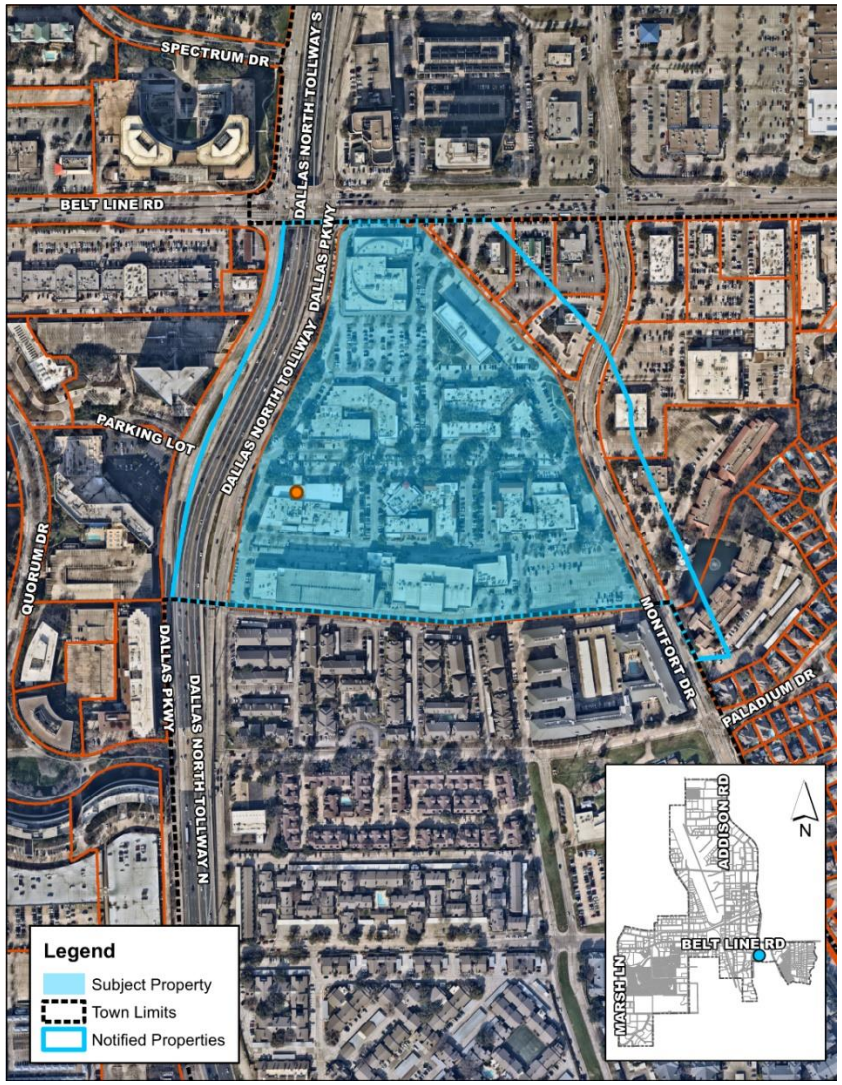
Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

NOTICE RECIPIENTS: 8

FOR: None.
AGAINST: None.
NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION:

Approval: 5-0



Case 1928-SUP Batbox

RECOMMENDATION:

Staff recommends **approval** with the following condition:

- Batbox operations shall close to the public no later than 2:00am.

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT (SUP) FOR INDOOR ENTERTAINMENT (BASEBALL), A RESTAURANT, AND FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION FOR THE PROPERTY LOCATED AT 5100 BELT LINE ROAD, SUITE 612; 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 March 18, 2025, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1928-SUP) for indoor entertainment (baseball), a restaurant, and for the sale of alcoholic beverages for on-premises consumption at the property located at 5100 Belt Line Road, Suite 612 (the "Subject Property"); and

WHEREAS, the Subject Property is presently zoned Planned Development (PD), Ordinance No. O23-03; 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. A Special Use Permit authorizing indoor entertainment (baseball), 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 façade plans which are attached hereto as **Exhibit A** and made a part hereof for all purposes, and inclusive of the following occupancy conditions:

(i) Batbox operations shall close to the public no later than 2:00 am.

(b) The SUP granted herein for indoor entertainment (baseball), restaurant, and for the sale of alcoholic beverages for on-premises consumption, shall be limited to that particular

area encompassing a total area not to exceed 13,207 square feet as designated on the final site plans attached hereto as **Exhibit A**.

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

(d) The sale of alcoholic beverages under this SUP shall be permitted for an indoor entertainment facility with baseball, restaurant and bar areas, and total alcohol sales shall not exceed 40% of total facility gross sales.

(e) 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.

(f) 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.

(g) 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.

(h) 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.

SECTION 3. 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 4. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

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

SECTION 6. 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 ***8TH*** day of **APRIL** ***2025*****.**

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

Valencia Garcia, City Secretary

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney

EXHIBIT A

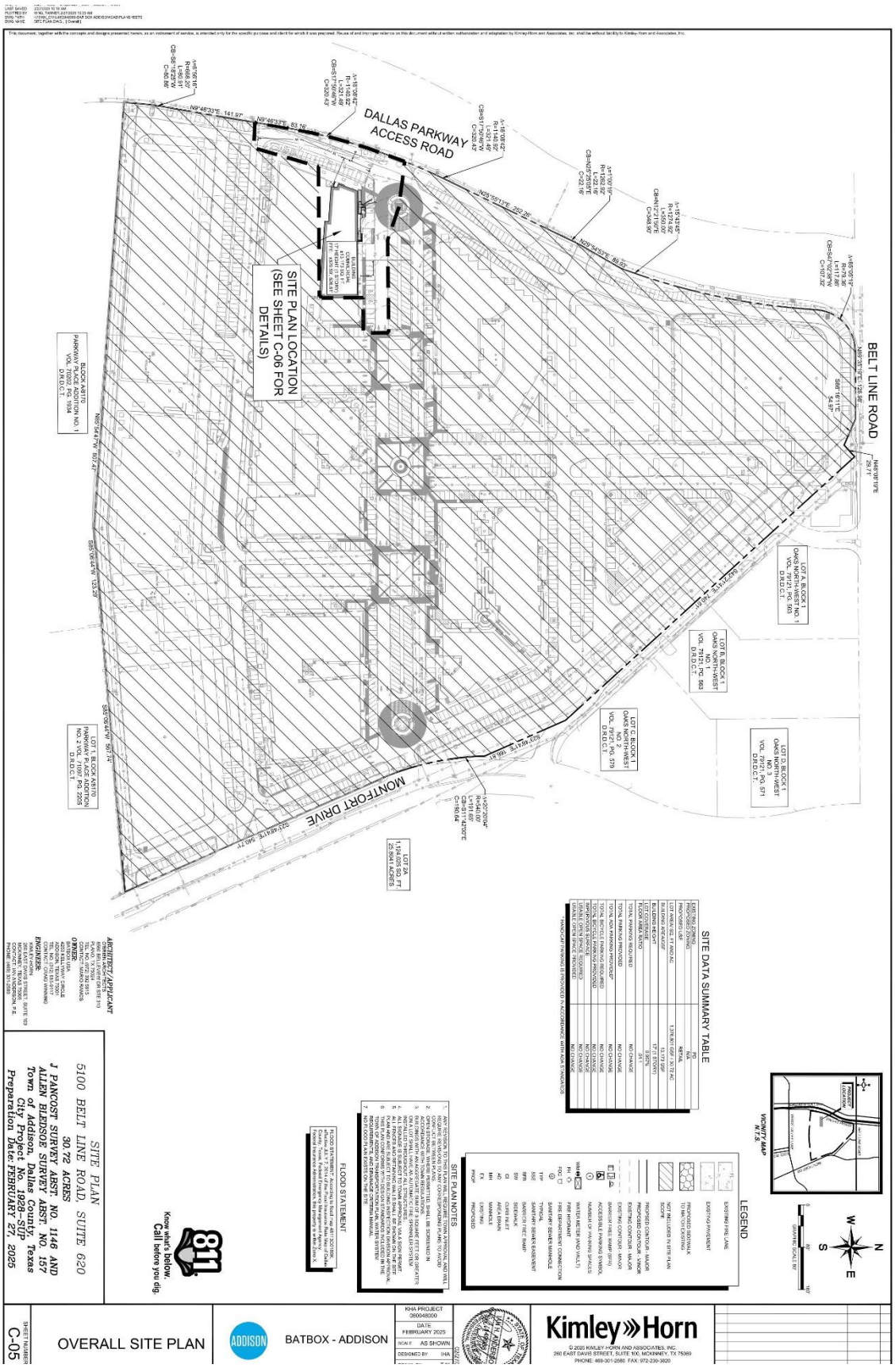

BELT LINE ROAD
DALLAS PARKWAY ACCESS ROAD
MONTFORT DRIVE
SITE PLAN LOCATION (SEE SHEET C-06 FOR DETAILS)
LOT A, BLOCK 1 OAKS NORTH-WEST NO. 1 VOL. 79121, PG. 583 D.R.D.C.T.
LOT B, BLOCK 1 OAKS NORTH-WEST NO. 1 VOL. 79121, PG. 583 D.R.D.C.T.
LOT C, BLOCK 1 OAKS NORTH-WEST NO. 1 VOL. 79121, PG. 579 D.R.D.C.T.
LOT D, BLOCK 1 OAKS NORTH-WEST NO. 1 VOL. 79121, PG. 571 D.R.D.C.T.
LOT 2A 1.1 BLOCK A/1 23.9641 ACRES
BLOCK A/8170 PARKWAY PLACE ADDITION NO. 1 VOL. 70060, PG. 1934 D.R.D.C.T.
LOT 1, BLOCK A/8170 PARKWAY PLACE ADDITION VOL. 81097, PG. 2355 D.R.D.C.T.
SITE DATA SUMMARY TABLE
LEGEND
SITE PLAN NOTES
FLOOD STATEMENT
VICINITY MAP
SITE PLAN
5100 BELT LINE ROAD, SUITE 620
30.72 ACRES
J PANCOST SURVEY ABST. NO. 1146 AND ALLEN BLEDSOE SURVEY ABST. NO. 157
Town of Addison, Dallas County, Texas
City Project No. 1928-SUP
Preparation Date: FEBRUARY 27, 2025
ARCHITECT / APPLICANT
OWNER
ENGINEER
Know what's below. Call before you dig.
OVERALL SITE PLAN
BATBOX - ADDISON
KHA PROJECT 060048000
DATE FEBRUARY 2025
SCALE AS SHOWN
DESIGNED BY IHA
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2585 FAX: 972-239-3820
SHEET NUMBER C-05

EXHIBIT A

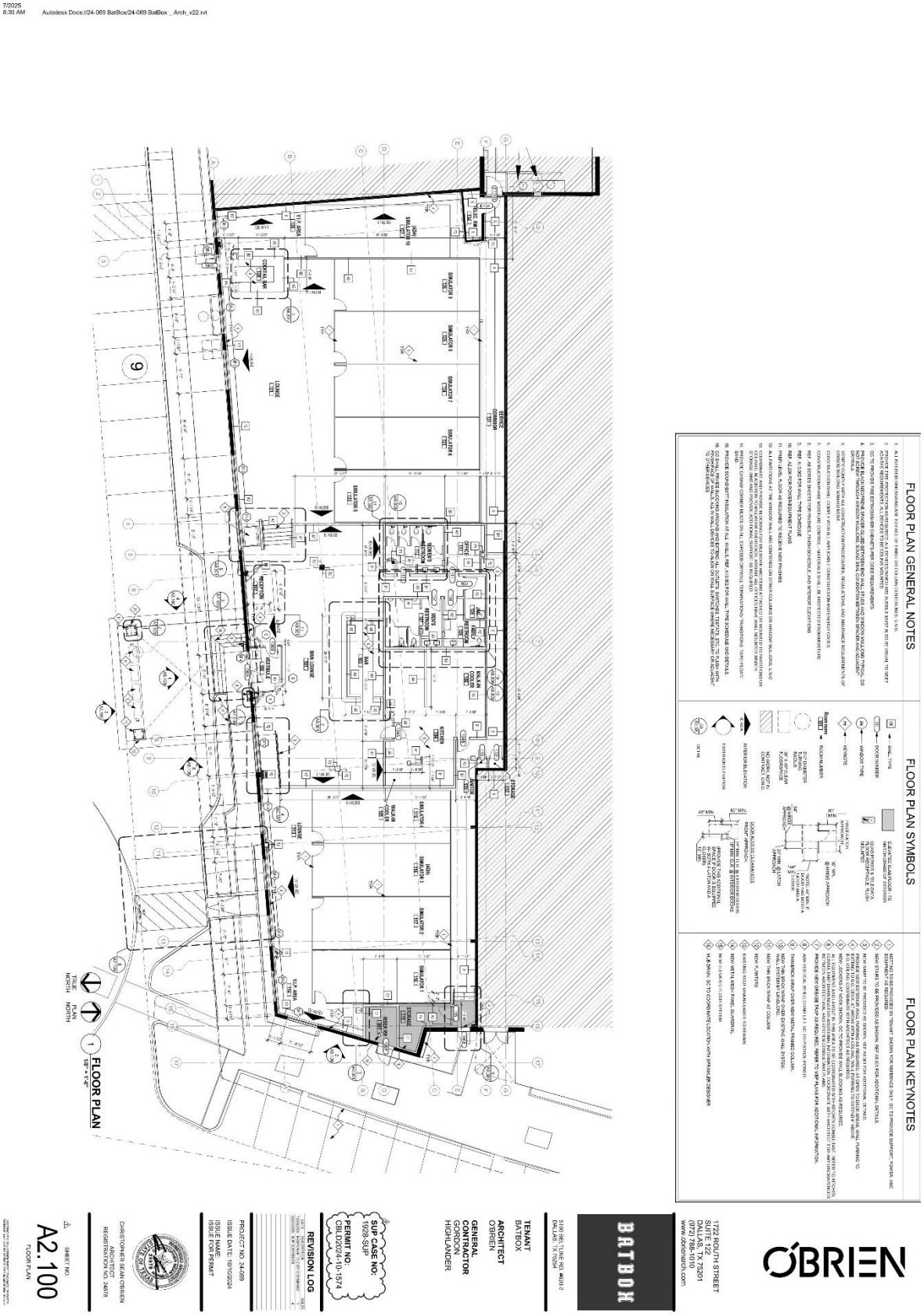

7/2025
8:30 AM
Autodesk Docs://24-069 BatBox/24-069 BatBox _ Arch_v22.rvt
FLOOR PLAN GENERAL NOTES
FLOOR PLAN SYMBOLS
FLOOR PLAN KEYNOTES
FLOOR PLAN
1/8" = 1'-0"
TENANT
BATBOX
ARCHITECT
OBRIEN
GENERAL CONTRACTOR
GORDON HIGHLANDER
5100 BELTLINE RD #612
DALLAS, TX 75254
BATBOX
1722 ROUTH STREET
SUITE 1212
DALLAS, TX 75201
(972) 788-1010
www.obrienarch.com
OBRIEN
SUP CASE NO:
1928-SUP
PERMIT NO.
CBL092024-10-1574
REVISION LOG
PROJECT NO: 24-069
ISSUE DATE: 10/10/2024
ISSUE NAME:
ISSUE FOR PERMIT
CHRISTOPHER SEAN OBRIEN
ARCHITECT
REGISTRATION NO. 24619
SHEET NO.
A2.100
FLOOR PLAN

EXHIBIT A

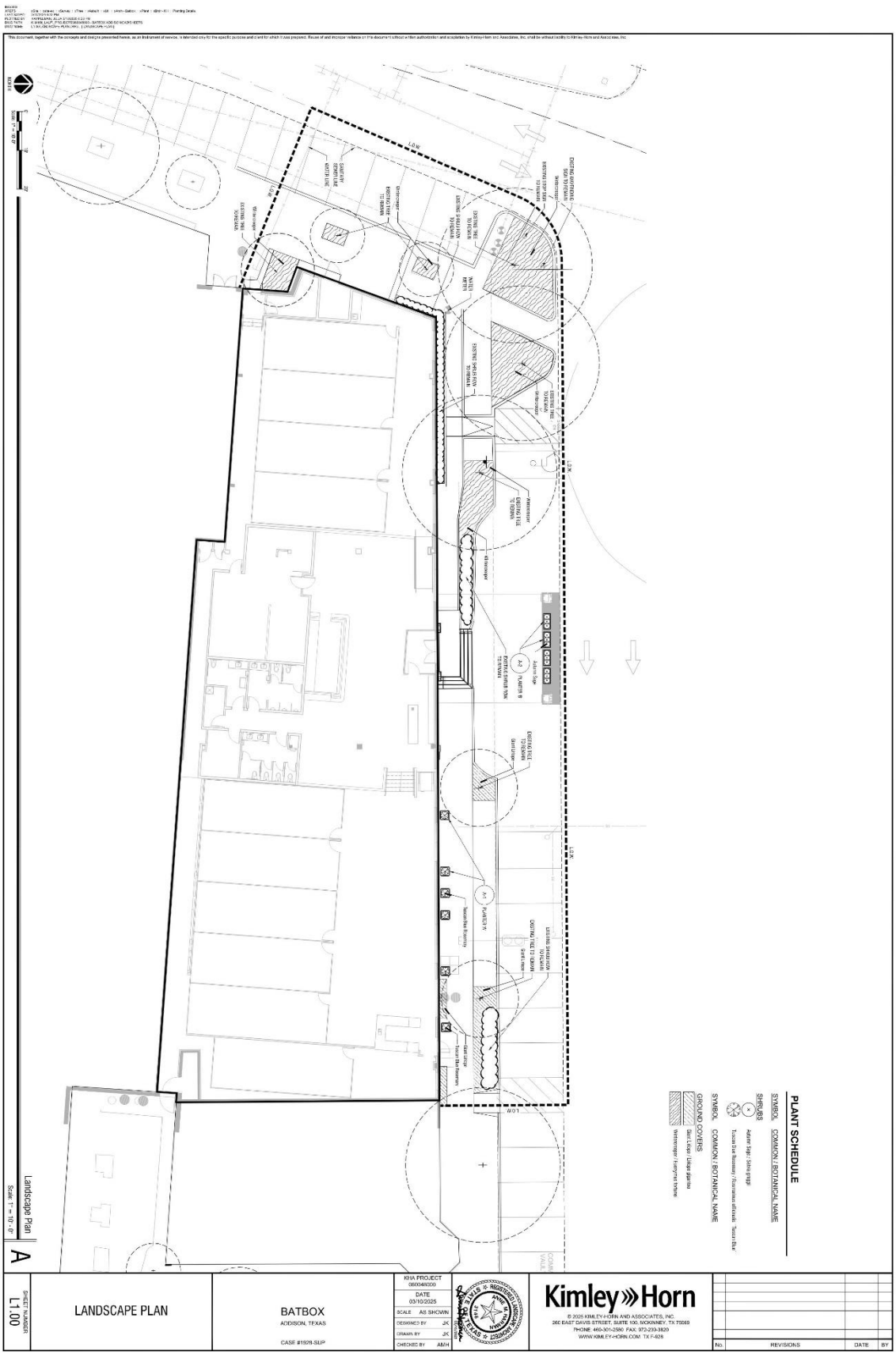
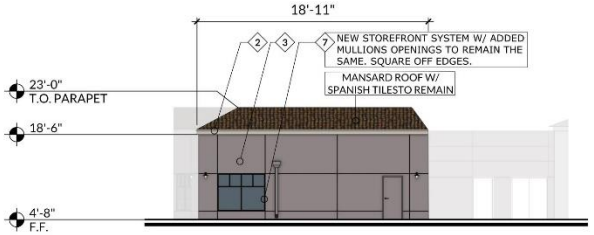

PLANT SCHEDULE
SYMBOL
COMMON / BOTANICAL NAME
SHRUBS
Autumn Sage / Salvia greggii
Texas Ranger / Leucophyllum frutescens 'Texana Blue'
SYMBOL
COMMON / BOTANICAL NAME
GROUND COVERS
Blue Fescue / Festuca glauca
Wintercreeper / Euonymus fortunei
Landscape Plan
Scale: 1" = 10' -0"
LANDSCAPE PLAN
BATBOX
ADDISON, TEXAS
CASE #1928-SUP
KHA PROJECT
060049200
DATE
03/10/2025
SCALE AS SHOWN
DESIGNED BY JK
DRAWN BY JK
CHECKED BY AM/H
SHEET NUMBER
L1.00
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE 469-301-2580 FAX 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
No.
REVISIONS
DATE
BY

EXHIBIT A



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

DESIGN ENHANCEMENTS

-PAINT EXISITNG FACADES.

- MANSARD ROOF W/ SPANISH TILES & CUPOLA AT THE DROP OFF AREA TO REMAIN.

- PROVIDE NEW STOREFRONT SYSTEM IN EXISITNG OPENINGS.

- CLAD EXISITNG COLUMNS ON THE DROP OFF AREA WITH BRICK.

-CLAD ADJACENT WALLS TO MAIN ENTRY WITH BRICK.

-PAINT EXISTING STRUCTURE ON THE DROP OFF AREA.

-NEW INTERNALLY ILLUMINATED SIGNS BY OTHERS.

- PROVIDE A NEW STEEL BACKER STRUCTURE FOR SIGNAGE ON THE DROP OFF AREA PROVIDED BY OTHERS.

- ORIGINAL TRIM AROUND THE OPENINGS TO BE REMOVED.

- REMOVE TWO OPENINGS ON THE WEST FACADE.

- PAINT SOFFIT AT THE DROP OFF AREA SW 7043 AMAZING GRAY.

- PROVIDE NEW RECESSED DOWLINGHTS FOR SOFFIT AT THE DROP OFF AREA.

-ONE MURAL ON THE NORTH FACADE BY TENANT

-DECORATIVE WALL SCONCES.

-PLANTERS PROVIDED BY TENANT

-DECORATIVE FLAGS PROVIDED BY TENANT.

FACADE PLAN NOTES

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

2) ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.

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

4) ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL DEVELOPMENT SERVICES.

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

FACADE PLAN

BATBOX RENOVATION
CBLD2024-10-1574
CASE #1228- SUP
TOWN OF ADDISON,
DALLAS COUNTY, TEXAS
SUBMITTED:
02/26/2025

OWNER:
BATBOX USA
5100 BELT LINE RD #612
DALLAS, TX 75254
CONTACT: CRAIG WINNING
PHONE: (210)868-8585

GENERAL CONTRACTOR:
GORDON HIGHLANDER
4464 SIGMA ROAD, SUITE 150
DALLAS, TEXAS 75244
CONTACT: TIM ROBINSON
PHONE: (972)679-2979

ARCHITECT:
O'BRIEN ARCHITECTS
1722 ROUTH ST., SUITE 122
DALLAS, TEXAS 75201
CONTACT: CAITLIN HUSTON
PHONE: (972) 788-1010

MATERIAL KEYNOTES

1	ACME BRICK - QUORUM KING SIZE
2	SW 7043 - AMAZING GRAY
3	SW 7019 - GAUNTLET GRAY
4	SW 7048 - URBANE BRONZE
5	NEW METAL MESH RAILING BY OTHERS (SW 7048 - URBANE BRONZE)
6	NEW STEEL BACKER FRAM FOR SIGNAGE BY OTHERS (SW 7048 - URBANE BRONZE)
7	DARK BRONZE

MATERIAL CALCULATIONS

ELEVATION ORIENTATION	WEST		NORTH		BUILDING TOTALS	
MATERIALS	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%
STUCCO	506	80.91%	2,438	73.52%	2,944	72.97%
BRICK	0	0.00%	500	14.66%	500	12.39%
METAL	0	0.00%	122	3.58%	122	3.03%
ROOF	119	19.08%	349	10.23%	468	11.60%
TOTAL WALL AREA (NO GLAZING)	625		3,410		4,035	
GLAZING	47		638		685	
TOTAL MASONRY AREA	506	81%	2,938	86%	3,444	85%
TOTAL WALL AREA (W/ GLAZING)	672		4,048		4,720	

KEY PLAN

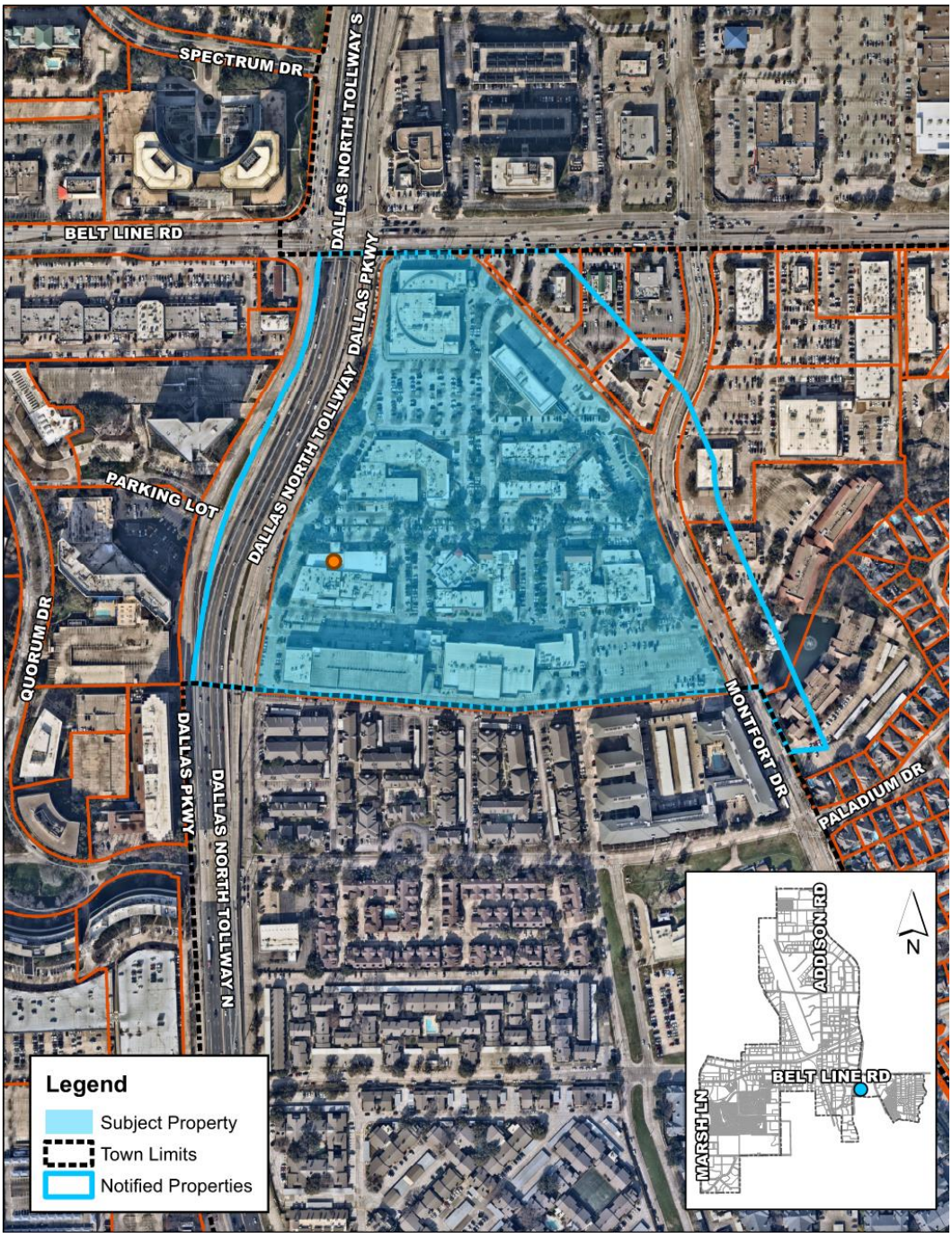


Town of Addison, Texas
Ordinance No.
Case No. 1928-SUP/5100 Belt Line Road, Suite #612 (Batbox)

1928-SUP

PUBLIC HEARING Case 1928-SUP/5100 Belt Line Road, Suite 612 (Batbox). Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 5100 Belt Line Road, Suite 612, that is currently zoned Planned Development (PD), through Ordinance Nos. O23-03, to allow indoor baseball inspired games and a restaurant with the sale of alcoholic beverages for on-premises consumption.

LOCATION MAP



March 18, 2025

STAFF REPORT

RE:	1928-SUP/5100 Belt Line Road, Suite #612 (Batbox)
LOCATION:	5100 Belt Line Road, Suite #612
REQUEST:	Approval of a Special Use Permit (SUP) for indoor entertainment (baseball) and a restaurant with the sale of alcoholic beverages for on-premises consumption. (Application Date: 12/10/2024)
APPLICANT:	Craig Winning, Batbox Addison, LLC

DISCUSSION:

Background: The subject property is located at 5100 Belt Line Road, Suite #612. The proposed indoor entertainment and restaurant would occupy a currently vacant space within Village on the Parkway, generally situated at the southeast corner of Belt Line Road and the Dallas North Tollway. The space was formerly occupied by Grand Spa. The center is zoned Planned Development (PD), Ordinance No. O23-03.

Batbox is a technology infused baseball experience, offering a full-service restaurant and bar. The concept first originated in Mexico and currently has three locations in Mexico. The Addison location is proposed to be the first venue in the U.S. The game uses the Strikezone technology, which combines HD screen simulation and high-speed camera sensors to keep score and track gameplay. Batbox offers four game modes and online tournaments, including home run derby, pitching challenge, batting challenge, and 3,6,9 inning games. The restaurant offers a menu inspired by ball park favorites and handcrafted cocktails.

The baseball simulators and restaurant will occupy the existing approximately 13,000 square foot tenant space (Suite 612) in Block 600 at Village on the Parkway. The restaurant will only include interior seating. Batbox proposes to offer alcohol sales for on-premises consumption at the bar or table service. The proposed operating hours are 11:00 am – 12:00 am, Sunday through Thursday, with later hours on Friday and Saturday. It is anticipated that Batbox will have a total of 60 employees ranging from management and front-to-back of house.

The PD Ordinances allows entertainment uses, restaurants, and the sale of alcoholic beverages for on-premises consumption through the approval of an SUP. The proposed use complies with the site development standards associated with these ordinances.

Proposed Plan: With this request, Batbox proposes an interior and exterior remodel and minor landscaping updates near the entrance and perimeter of the suite. The proposed restaurant will provide seating for approximately 198 individuals. The interior floor plan is comprised of 10 batting

simulator areas with viewing areas, kitchen and service areas, one bar, and table and bar seating throughout.

Parking: PD, Ordinance No. O20-08, established a parking ratio of 1 space for each 225 square feet for all uses (except theaters) within Village on the Parkway. The parking requirements for a theater is 1 space for each 3 seats. The total approved parking to be provided within the center is 2,256 spaces (1,634 surface spaces and 622 garage spaces). This includes the redevelopment and site improvements throughout the center that are under construction. There are no modifications proposed to the number of existing spaces provided on site and remains in compliance with the requirements.

Currently, there is a handicap parking spot on the western side of the north entrance that does not have appropriate access to a ramp. This parking spot is proposed to shift roughly 8 feet to the east to allow for ADA compliant access to the sidewalk from the loading area of the handicap parking spot.

Exterior Facades: Batbox proposes a remodel of the north and west facades, as reflected in the façade plans and renderings. The primary entrance will be updated to feature a double door, while a secondary entrance towards the center of the facade will be removed. The porte-cochere above the primary entrance will also be remodeled to align with Batbox's motif, replacing the figurines with metal slats. Additionally, Batbox proposes replacing the windows and squaring off five window openings to create a more modern design. Masonry will also be added to the columns of the porte-cochere and around the primary entrance.

The remaining existing façade materials, including stucco and metal, are not proposed to change. The façade will be repainted in a dark bronze and grey color scheme to provide a more modern aesthetic.

Landscaping and Open Space: Batbox proposes minor modifications to the landscaping that comply with the landscape ordinance. Specifically, the proposal involves replacing the displaced pavers on the eastern side of the first tree with ground cover. This adjustment will enhance pedestrian safety and eliminate a potential tripping hazard.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Batbox is a unique concept that will serve as a destination entertainment and restaurant venue for Addison. The elevated façade will provide a modern touch and the entertainment component will activate the southwest corner of Village on the Parkway.

Staff recommends approval of the request with the following condition:

- Batbox operations shall close to the public no later than 2:00am.

Case 1928-SUP/5100 Belt Line Road, Suite 612 (Batbox)

March 18, 2025

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 18, 2025, voted to recommend approval of a request for a Special Use Permit (SUP) to allow indoor entertainment (baseball) and a restaurant with the sale of alcoholic beverages for on-premises consumption on a property located at 5100 Belt Line Road, Suite 612, which is currently zoned Planned Development (PD), Ordinance No. O23-03, with the following condition:

- Batbox operations shall close to the public no later than 2:00am.

Voting Aye: Braun, Fansler, Smith, Then, Wright
Voting Nay: none
Absent: Barker, Copeland

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none

Batbox
4255 Kellway Circle
Addison, TX 75001

Re: Legal Description, SUP application, Batbox Addison LLC, 5100 Belt Line Road, Suite 612, Addison, TX.

To whom it may concern,

A Company History:
Batbox's founder and majority shareholder is SimCo, a Mexico-based sports and entertainment company. This business has operated in Mexico since 2015 and operates several experiential brands: Side Sports Simulator Sales, Mulligan's (an immersive golf simulator entertainment concept), and Batbox (a baseball simulator entertainment concept).

The company was founded in 2015 as a distributor of Golfzon, the World's best-selling golf simulator, under the operating company Side Sports. Over the last ten years, it has grown to offer several types of sports simulators for golf, baseball, and racecar driving. In 2016, we launched Mulligan's as an entertainment venue to showcase golf simulator technology and promote the sale of golf simulators. We currently operate four Mulligan's venues in Mexico.

In 2019, we launched Batbox to showcase Strikezon baseball simulators like we did with Mulligan's for golf. We currently operate three Batbox venues in Mexico.

In 2023, we formed Batbox Holdings, Corp, a US holding company that owns the IPs of Batbox, Strikezon, and Mulligan and then licenses them back to our Mexican entities. We also launched our US simulator sales company, Side Sports USA, which offers a product line similar to our Mexican company's.

In 2024, we secured significant US investment to expand our Batbox concept throughout the US, and Batbox Addison is our first US venue.

Our US corporate offices are in Addison, TX, with 7 team members working from that office.

What is Batbox?
To ignite a new era of baseball engagement, Batbox venues revolutionize experiential entertainment by seamlessly blending the thrill of baseball with vibrant social energy. Each Batbox offers a unique value proposition that sets it apart:

- State-of-the-Art Gameplay: Cutting-edge baseball simulators deliver authentic, real-life gameplay for players of all skill levels.
- High-Energy Social Hubs: Lively environments designed for competition, camaraderie, and unforgettable shared moments.
- Beyond the Game: Full-service sports bars, craft food and beverage, and versatile spaces for leagues, tournaments, and corporate events.

Venue Particulars:

- Our Addison venue will hire approximately 60 team members with a mix of management and back-and-front-of-house teams.
- Hours of Operation: 11 am to late night (depending on volume, similar to other concepts within the Village on the Parkway).
- Formatting: We will offer 10 baseball simulators for gameplay with a centralized dining area for pre and post-gameplay use.
- Target Market: The immersive nature of the simulator gameplay makes for a diverse player base. We typically see five main groups enjoying Batbox:
    1. Sports enthusiasts - sports fans who want a social environment to watch and enjoy televised and simulated sports.
    2. Couples - Batbox is perfect for those people wanting a relaxed time dining or for those wishing to set up for the challenge of baseball.
    3. Large group players - the gameplay is a team event perfect for groups of over 10 people.
    4. Corporate Events - 30% of our total revenue is driven from these significant events, as many companies benefit from hosting events with an immersive experience.
    5. Families - early evening and weekend brunch provide the perfect time for families to gather and enjoy the activity of baseball simulator play.

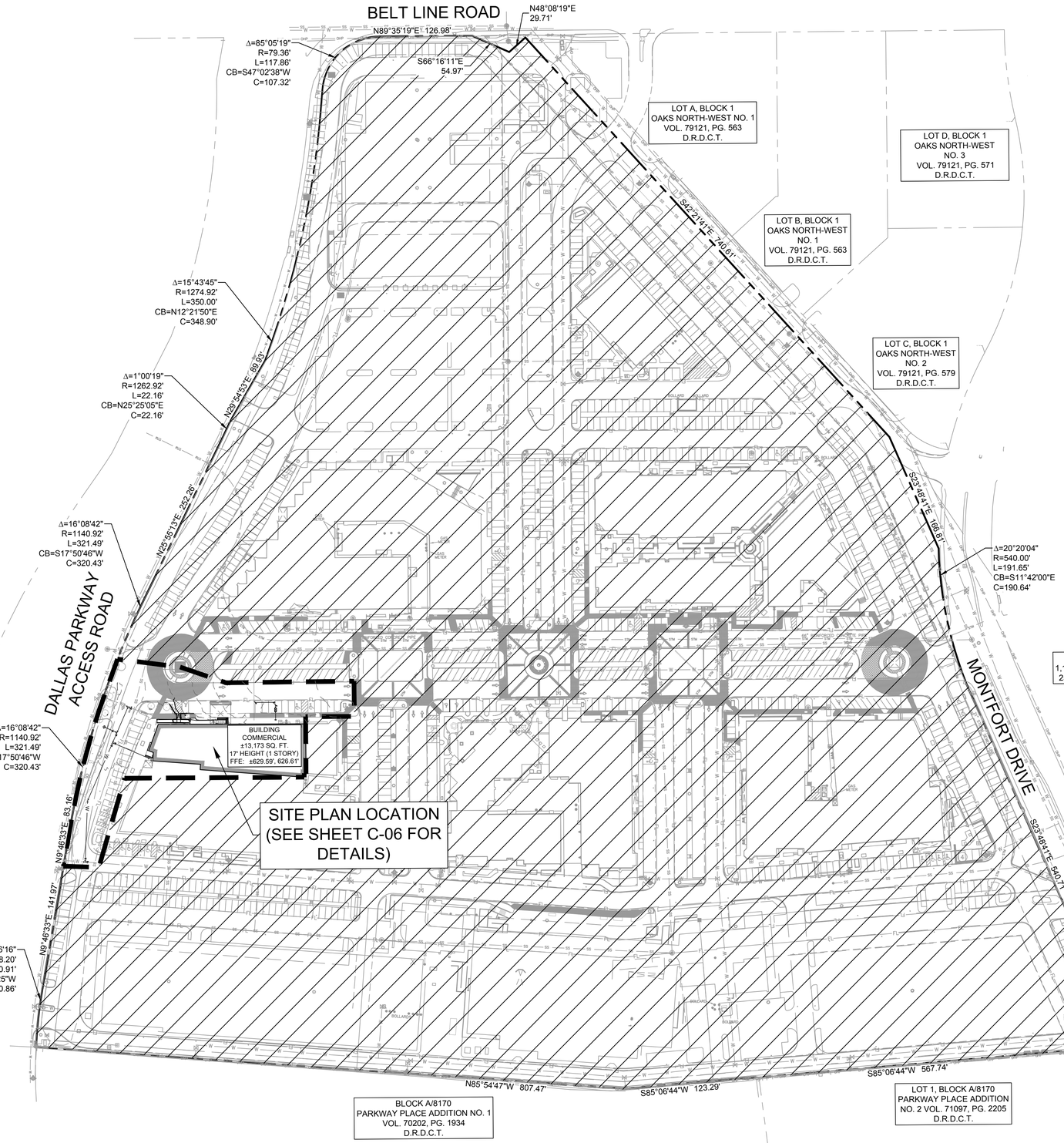
Should you have any questions then please do not hesitate to contact me.

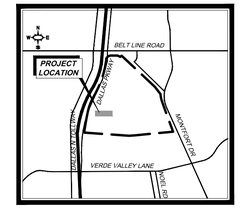
Regards,



Craig Winning
COO
Batbox Holdings

cwinning@batbox.com





VICINITY MAP
N.T.S.

N
W E
S

0 80' 160'
GRAPHIC SCALE 80'

SITE DATA SUMMARY TABLE

EXISTING ZONING	PD
PROPOSED ZONING	N/A
PROPOSED USE	RETAIL
LOT AREA/ SQ. FT AND AC	1,376,801 GSF / 30.72 AC
BUILDING AREA/GSF	13,173 GSF
BUILDING HEIGHT	17' (1 STORY)
LOT COVERAGE	0.957%
FLOOR AREA RATIO	.01:1
TOTAL PARKING REQUIRED	NO CHANGE
TOTAL PARKING PROVIDED	NO CHANGE
TOTAL ADA PARKING PROVIDED*	NO CHANGE
TOTAL BICYCLE PARKING REQUIRED	NO CHANGE
TOTAL BICYCLE PARKING PROVIDED	NO CHANGE
IMPERVIOUS SURFACE	NO CHANGE
USABLE OPEN SPACE REQUIRED	NO CHANGE
USABLE OPEN SPACE PROVIDED	NO CHANGE

* HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

LEGEND

- EXISTING FIRE LANE
- EXISTING PAVEMENT
- PROPOSED SIDEWALK TO MATCH EXISTING
- NOT INCLUDED IN SITE PLAN SCOPE
- PROPSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- BFR — BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM — WATER METER (AND VAULT)
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- TYP — TYPICAL
- SSE — SANITARY SEWER EASEMENT
- BFR — BARRIER FREE RAMP
- SW — SIDEWALK
- CI — CURB INLET
- AD — AREA DRAIN
- MH — MANHOLE
- EX — EXISTING
- PROP — PROPOSED

SITE PLAN NOTES

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICT BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH TOWN REGULATIONS.
3. BUILDINGS WITH AN AGGREGATE SUM OF 0 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED THROUGHOUT ALL STRUCTURES..
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL VIA A SIGN PERMIT.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
6. THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.
7. NO FLOOD PLAIN EXISTS ON THE SITE.

FLOOD STATEMENT

FLOOD STATEMENT: According to flood map 48113C0180K, effective JULY 7, 2014 of the Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X.

811 Know what's **below.** **Call** before you dig.

ARCHITECT/APPLICANT
O'BRIEN ARCHITECTS
8560 BELLEVIEW DR STE 310
PLANO, TX 75024
TEL. NO. (972) 392 5915
CONTACT: MARIO RAMOS

OWNER:
BATBOX USA
4253 KELLYWAY CIRCLE
ADDISON, TEXAS 75001
TEL. NO. (312) 515-9117
CONTACT: CRAIG WINNING

ENGINEER:
KIMLEY-HORN
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TEXAS 75069
CONTACT: IAN ANDERSON, P.E.
PHONE: (469) 301-2580

SITE PLAN
5100 BELT LINE ROAD, SUITE 620
30.72 ACRES
J PANCOST SURVEY ABST. NO. 1146 AND ALLEN BLEDSOE SURVEY ABST. NO. 157
Town of Addison, Dallas County, Texas
City Project No. 1928-SUP
Preparation Date: FEBRUARY 27, 2025

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

STATE OF TEXAS
IAN H. ANDERSON
149988
LICENSED PROFESSIONAL ENGINEER
02/27/2025

KHA PROJECT 060048000			
DATE	FEBRUARY 2025	DESIGNED BY	IHA
SCALE	AS SHOWN	DRAWN BY	TJK
		CHECKED BY	JCR

BATBOX - ADDISON
ADDISON, TEXAS

OVERALL SITE PLAN

SHEET NUMBER
C-05

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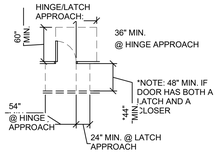
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LAST SAVED 2/27/2025 10:19 AM
PLOT DATE/TIME 02/27/2025 10:27 AM
DWG PATH K:\MKN_CIVIL\060048000-BAT BOX ADDISON\CAD\PLANSHEETS
DWG NAME SITE PLAN.DWG , [Overall]

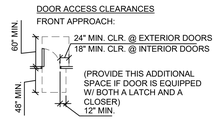
FLOOR PLAN GENERAL NOTES

1. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH OR COLUMN CENTERLINES, U.N.O.
2. PROVIDE FIRE PROTECTION AS REQUIRED. ALL DEVICES WHICH ARE AUDIBLE MUST ALSO BE VISUAL TO MEET ADA/TAS REQUIREMENTS. ALL DEVICES TO BE CEILING MOUNTED.
3. GC TO PROVIDE FIRE EXTINGUISHER CABINETS PER CODE REQUIREMENTS
4. PROVIDE BLACK NEOPRENE SPACER GLUED BETWEEN END WALL STUDS AND WINDOW MULLIONS TYPICAL. DO NOT SCREW THROUGH WINDOW MULLIONS. SOUND SEAL CONDIDITON BETWEEN SPACER AND ADJACENT DRYWALL.
5. VERIFY/ COMPLY WITH ALL CONSTRUCTION PROCEDURES, REGULATIONS, AND INSURANCE REQUIREMENTS OF OWNER/ BUILDING MANAGEMENT.
6. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CONSTRUCTION AND ENERGY CODES.
7. CONSTRUCTION PHASE MOISTURE CONTROL - MATERIALS SHALL BE PROTECTED FROM MOISTURE.
8. REF. A9 SERIES SHEETS FOR FINISHES, FINISH SCHEDULE, AND INTERIOR ELEVATIONS
9. REF. A10.002 FOR WALL TYPE SCHEDULE
10. REF. A2.200 FOR POWER/EQUIPMENT PLANS
11. PREP/ LEVEL FLOOR AS REQUIRED TO RECEIVE NEW FINISHES
12. ALL PARTITIONS AT THE WINDOW WALL ARE CENTERED ON EITHER COLUMNS OR WINDOW MULLIONS, U.N.O
13. COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO PARTITIONS OR CEILINGS. IN ADDITION TO MILLWORK OVERHEADS, ASSUME ALL OFFICES HAVE WALL MOUNTER BINDER STORAGE BINS AND PROVIDE ADDITIONAL SUPPORT AS REQUIRED.
14. PROVIDE CASING/ CORNER BEADS ON ALL EXPOSED DRYWALL TERMINATIONS/ TRANSITIONS. TAPE/ FLOAT/ SAND.
15. PROVIDE SOUND BATT INSULATION AT ALL WALLS, REF. A10.002 FOR WALL TYPE SCHEDULE AND DETAILS.
16. GC SHALL PRVIDE BLOCKING AROUND AND EXTEND ALL OUTLETS, SWITCHES, TSSTATS, ETC. TO FLUSH WITH FINISH FACE OF WALLS. ALL IN WALL DEVICES TO ALIGN ON WALL SURFACE WHERE NECESSARY OR ADJACENT TO OTHER DEVICES

FLOOR PLAN SYMBOLS

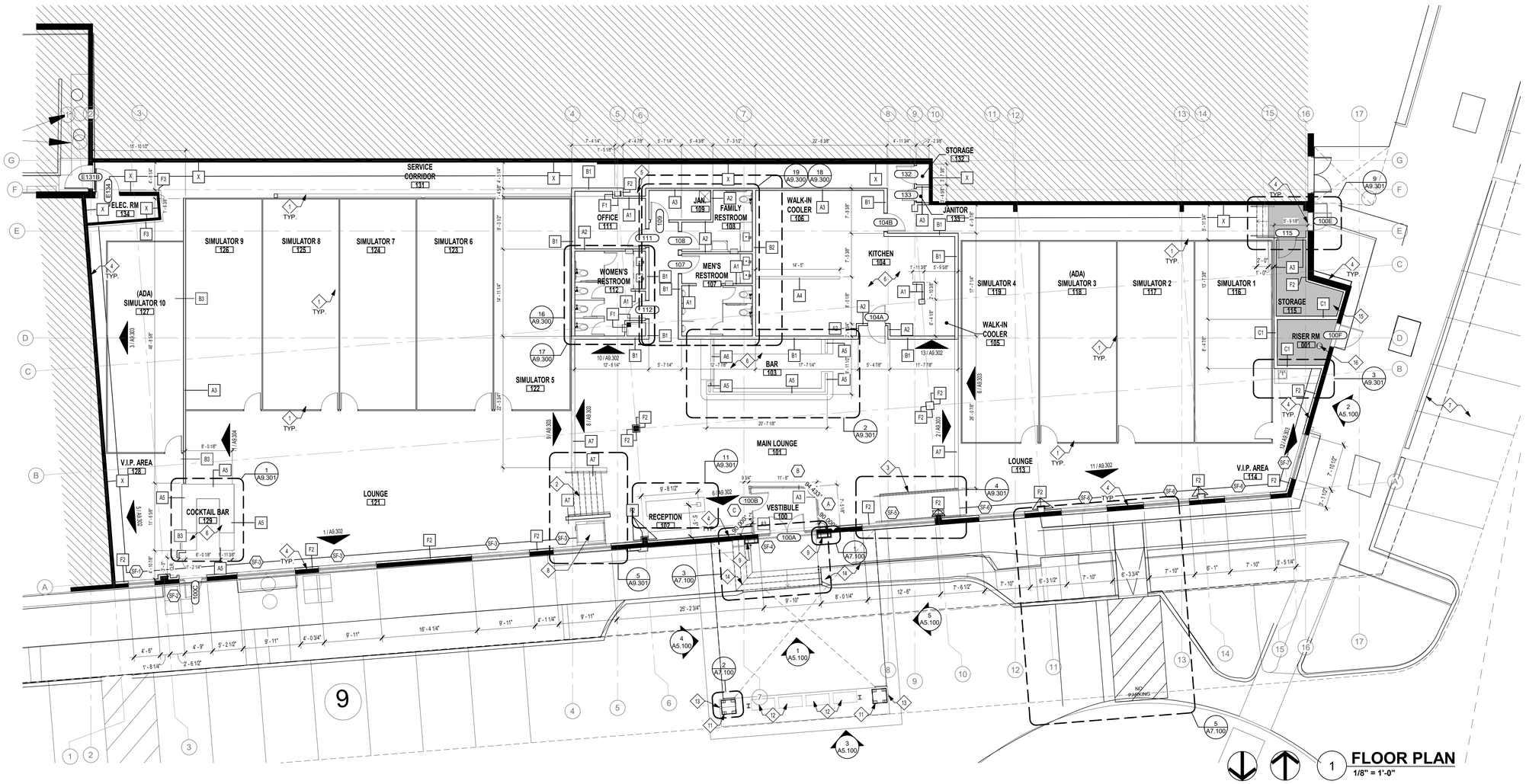
- 000 — WALL TYPE
- 101 — DOOR NUMBER
- ## — WINDOW TYPE
- ## — KEYNOTE
- Room name 101 — ROOM NUMBER
- 5'-0" DIAMETER TURNING RADIUS
- 30" X 48" CLEAR FLOORSPACE
- NO WORK, NOT IN CONTRACT, U.N.O.
- 00 / A0.0A — INTERIOR ELEVATION
- EXTERIOR ELEVATION
- 00 A0.0A — DETAIL
- ELEVATED SLAB FLOOR - TO MATCH GRADE OF EXTERIOR
- QUAD POWER & TELE/DATA FLOOR RECEPTACLE, FLUSH MOUNTED





FLOOR PLAN KEYNOTES

1. NETTING TO BE PROVIDED BY TENANT. SHOWN FOR REFERNCE ONLY. GC TO PROVIDE SUPPORT, POWER, AND EQUIPMENT AS REQUIRED.
2. NEW STAIRS TO BE PROVIDED AS SHOWN. REF A9.301 FOR ADDITIONAL DETAILS.
3. NEW RAMP TO BE PROVIDED AS SHOWN. REF A9.301 FOR ADDITIONAL DETAILS.
4. PROVIDE NEW EXTERIOR WALL FURRING AS REQUIRED. AT OPEN TO DECK AREAS, WALL FURRING TO EXTEND TO B.O. DECK. AT AREAS WITH A CEILING, WALL FURRING TO EXTEND 6" ABOVE B.O. CEILING. COORDINATE WITH ARCHITECT AS REQUIRED.
5. NEW LOCKERS AT NOOK SHOWN. GC TO PROVIDE WALL BLOCKING AS REQUIRED.
6. ALL EQUIPMENT AND LAYOUT IN THIS AREA TO BE COORDINATED WITH KITCHEN CONSULTANT. REFER TO KITCHEN CONSULTANT DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE WITH ARCHITECT FOR ANY DISCRAPENCIES BETWEEN ARCHITECTURAL AND KITCHEN CONSULTANT PLANS.
7. PROVIDE NEW GREASE TRAP AS REQUIRED, REFER TO MEP PLANS FOR ADDITIONAL INFORMATION.
8. ADA VERTICAL WHEELCHAIR LIFT. GC TO PROVIDE POWER.
9. THIN BRICK WRAP OVER NEW METAL FRAMED COLUMN.
10. NEW THIN BRICK WRAP OVER EXISTING WALL SYSTEM. WALL SYSTEM BY LANDLORD.
11. NEW THIN BRICK WRAP AT COLUMN
12. NEW PLANTERS
13. EXISTING ROOF DRAIN LEADER TO REMAIN
14. NEW METAL MESH PANEL GUARDRAIL
15. NEW ELEVATED FLOOR SYSTEM
16. HUB DRAIN, GC TO COORDINATE LOCATION WITH SPRINKLER DESIGNER



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

O'BRIEN

1722 ROUTH STREET
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DALLAS, TX 75201
(972) 788-1010
www.obrienarch.com

BATBOX

5100 BELTLINE RD. #620 //
DALLAS, TX 75254

TENANT
BATBOX

ARCHITECT
O'BRIEN

GENERAL CONTRACTOR
GORDON HIGHLANDER

SUP CASE NO:
1928-SUP

PERMIT NO:
CBLD2024-10-1574

REVISION LOG

DATE	DESCRIPTION	DELTA
12/20/2024	RESPONSE TO CITY COMMENTS	1
02/27/2025	SUP COMMENTS	4

PROJECT NO. 24-069

ISSUE DATE: 10/10/2024

ISSUE NAME:
ISSUE FOR PERMIT

REGISTERED ARCHITECT
CHRISTOPHER SEAN O'BRIEN
24878
STATE OF TEXAS

CHRISTOPHER SEAN O'BRIEN
ARCHITECT
REGISTRATION NO. 24878

SHEET NO.
A2.100
FLOOR PLAN

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LIFE SAFETY PLAN GENERAL NOTES

1. * INDICATES BUSINESS USE THAT IS LESS THAN 10% OF THE FLOOR AREA IN THE STORY IN WHICH THEY ARE LOCATED AND ACCESSORY TO ANOTHER OCCUPANCY THEREFORE CLASSIFIED AS GROUP A OCCUPANCY PER SECTION 508.2.3.
2. ** INDICATES KITCHEN USE THAT IS LESS THAN 10% OF THE FLOOR AREA IN THE STORY IN WHICH THEY ARE LOCATED AND ACCESSORY TO ANOTHER OCCUPANCY THEREFORE CLASSIFIED AS GROUP A OCCUPANCY PER SECTION 508.2.3.
3. ALL ROOM OCCUPANCIES HAVE BEEN CALCULATED AT ONE (1) OCCUPANT PER FIFTEEN (15) SQUARE FEET, UNLESS NOTED OTHERWISE ON PLAN.
4. FOR EGRESS COMPONENTS, A FACTOR OF .2 INCHES PER PERSON X OCCUPANCY LOAD = REQUIRED WIDTH OF EXIT DOORS (PER TABLE). BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
5. REQUIRED EXIT WIDTHS, NUMBER OF DOORS, AND EGRESS CAPACITIES ARE SHOWN FOR EACH EXIT.
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
7. ALL ASSEMBLY ROOMS WITHOUT FIXED SEATING SHALL HAVE THE ROOM'S MAXIMUM OCCUPANT LOAD POSTED ON A SIGN PLACED NEAR THE MAIN EXIT FROM THE ROOM.
8. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75-FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY AUTHORITY HAVING JURISDICTION.
9. PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS AND AS REQUIRED BY APPLICABLE CODES, AND ADDITIONAL SIGNS AS REQUIRED BY AUTHORITY HAVING JURISDICTION. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS AS REQUIRED. COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
10. DOORS OPENING INTO REQUIRED 1-HOUR, FIRE RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP ASSEMBLY HAVING A 20-MINUTE RATING AND SHALL BE SELF-CLOSING.
11. WOOD BLOCKING WHERE PERMITTED SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
12. PROVIDE AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM. SUBMIT PLANS TO AUTHORITY HAVING JURISDICTION AND OBTAIN APPROVAL PRIOR TO INSTALLATION.

LIFE SAFETY PLAN INFORMATION

I. APPLICABLE CODES:
- A. BUILDING CODE - 2024 IBC W/ AMENDMENTS
- B. PLUMBING CODE - 2024 IBC W/ AMENDMENTS
- C. MECHANICAL CODE - 2024 IMC W/ AMENDMENTS
- D. ELECTRICAL CODE - 2023 NEC W/ AMENDMENTS
- E. FIRE / LIFE SAFETY CODE - 2024 IFC W/ AMENDMENTS
- F. ACCESSIBILITY CODE - T.A.S. 2012
- G. ENERGY CODE - 2018 IECC W/ AMENDMENTS

II. BUILDING INFO
- A. CONSTRUCTION TYPE: IIB - FULLY SPRINKLERED
- B. OCCUPANCY : B-BUSINESS; A-ASSEMBLY
- C. TOTAL GROSS FLOOR AREA: 13,207 SF

III. FIRE SUPPRESSION SYSTEM
- A. FULLY SPRINKLERED, ESFR

IV. OCCUPANT LOAD
- A. GROUP A-3: ASSEMBLY **(BATTING CAGES)**
  - a. 4,723 SF = 1 OCCUPANT PER BATTING CATE = 16 OCCUPANTS
- B. GROUP A-3: ASSEMBLY
  - a. 3,929 SF / 15 = 283 OCCUPANTS
- C. GROUP B: BUSINESS
  - a. 133 SF / 150 = 1 OCCUPANT
- D. TOTAL OCCUPANTS = 284 OCCUPANTS

V. EXIT CAPACITY
- A. OFFICE (B): 1 OCC. X .2" = 0.2" REQUIRED
- B. ASSEMBLY (A): 283 OCC. X .2" = 56.6" REQUIRED
- C. (3) DOORS @ 32" CLEAR + (1) DOOR @ 68" CLEAR = 164" PROVIDED

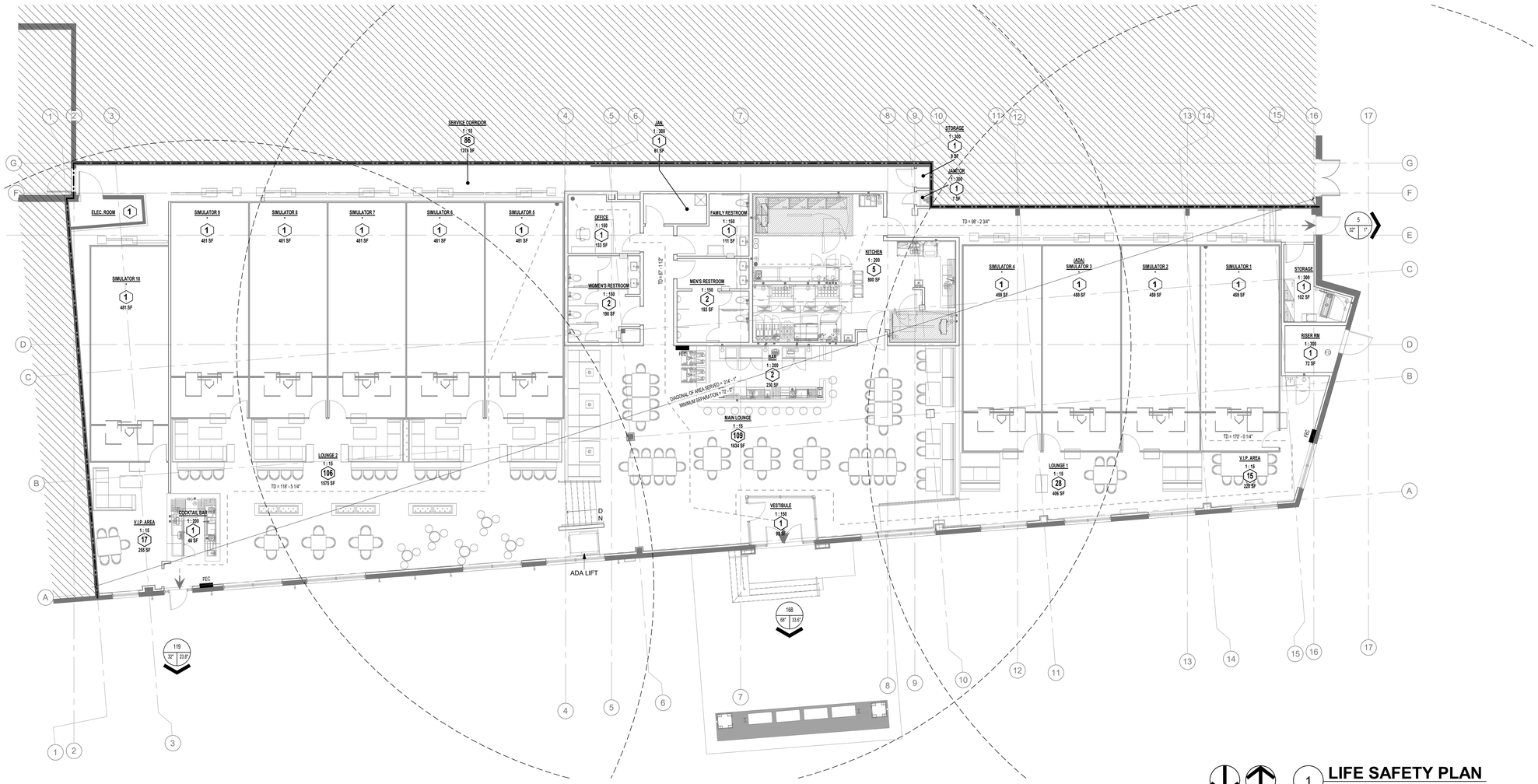
VI. ARRANGEMENTS OF EXITS
- A. 300'-0" MAXIMUM TRAVEL DISTANCE TO AN EXIT FOR BUSINESS; 250'-0" FOR ASSEMBLY
- B. AT LEAST (2) EXITS SHALL BE PLACED A DISTANCE APART EQUAL TO, BUT NOT LESS THAN (1/3) OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA BEING SERVED.

FIRE SPRINKLER/ ALARM IS A DEFERRED SUBMITTAL BY CONTRACTOR.

CONTRACTOR TO VERIFY ALL EXIT SIGNS ARE IN WORKING ORDER. REPLACE BULBS AS NEEDED.

LIFE SAFETY PLAN LEGEND

- PATH OF TRAVEL
- SMOKE PARTITION / BARRIER
- 1-HR FIRE RATED WALL
- 2-HR FIRE RATED WALL
- FIRE EXTINGUISHER CABINET (FEC)
- ROOM TAG (Room name / 101) — ROOM NAME & NUMBER
- OCCUPANCY LOAD TAG (#) — OCCUPANT LOAD
- NO WORK, NOT IN CONTRACT, U.N.O.



TRUE NORTH / PLAN NORTH

1 **LIFE SAFETY PLAN**
1/8" = 1'-0"

O'BRIEN

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TENANT
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GENERAL CONTRACTOR
GORDON HIGHLANDER

SUP CASE NO:
1928-SUP

PERMIT NO:
CBLD2024-10-1574

REVISION LOG

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PROJECT NO. 24-069

ISSUE DATE: 10/10/2024

ISSUE NAME:
ISSUE FOR PERMIT

REGISTERED ARCHITECT
CHRISTOPHER SEAN O'BRIEN
24878
STATE OF TEXAS

CHRISTOPHER SEAN O'BRIEN
ARCHITECT
REGISTRATION NO. 24878

SHEET NO.
A0.003
LIFE SAFETY PLAN

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PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
SHRUBS	
×	Autumn Sage / Salvia greggii
ATB	Tuscan Blue Rosemary / Rosmarinus officinalis `Tuscan Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

EXISTING WAYFINDING SIGN TO REMAIN
Wintercreeper
EXISTING STOP SIGN TO REMAIN
EXISTING TREE TO REMAIN
Wintercreeper
L.O.W.
GRADE BREAK
Wintercreeper
EXISTING TREE TO REMAIN
Autumn Sage
A-2 PLANTER 'B'
EXISTING SHRUB ROW TO REMAIN
EXISTING TREE TO REMAIN
Giant Liriope
EXISTING SHRUB ROW TO REMAIN
EXISTING TREE TO REMAIN
Giant Liriope
L.O.W.
COMM VAULT
EXISTING TREE TO REMAIN
EXISTING SHRUB ROW TO REMAIN
WATER METER
EXISTING SHRUB ROW TO REMAIN
Wintercreeper
A-1 PLANTER 'A'
Tuscan Blue Rosemary
Giant Liriope
Tuscan Blue Rosemary
L.O.W.
Wintercreeper
EXISTING TREE TO REMAIN
SANITARY SEWER LINE
WATER LINE
L.O.W.
Wintercreeper
EXISTING TREE TO REMAIN

NORTH
0' 10' 20'
Scale: 1" = 10'-0"

Landscape Plan
Scale: 1" = 10' - 0"

A

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

REGISTERED LANDSCAPE ARCHITECT
ANNE M. HARMAN
3146
STATE OF TEXAS
03/10/2025

KHA PROJECT 060048000
DATE 03/10/2025
SCALE AS SHOWN
DESIGNED BY JK
DRAWN BY JK
CHECKED BY AMH

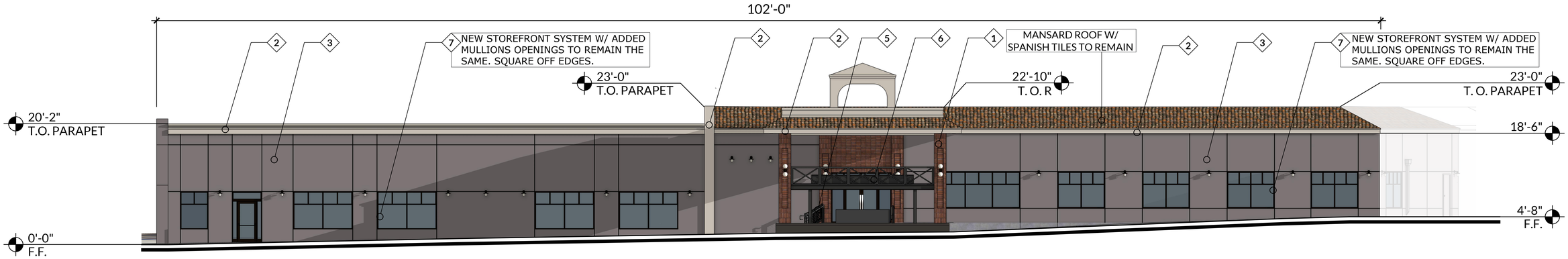
BATBOX
ADDISON, TEXAS
CASE #1928-SUP

LANDSCAPE PLAN

SHEET NUMBER
L1.00

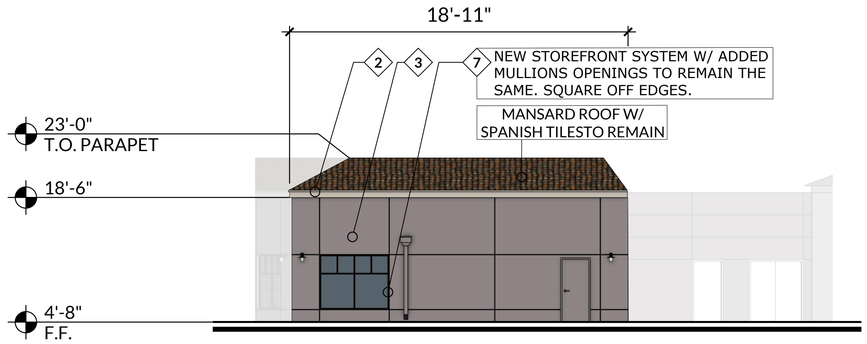
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XREFS:
xSite - xsite-ex - xSurvey - xTree - xAdault - xUtil - xXch- Batbox - xPlant - dBnd - XH - Planting Details
PLOT STAMP BY: JAMES.KIRKPATRICK
LAST SAVED BY: JAMES.KIRKPATRICK 3/10/2025 6:33 PM
DWG PATH: K:\MKN_DAL\P_PROJECTS\060048000_BATBOX ADDISON\CAD\SHEETS
DWG NAME: L1.00 LANDSCAPE PLAN.DWG LAYOUT: L1.00 PLAN



2 NORTH ELEVATION

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



1 WEST ELEVATION

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

DESIGN ENHANCEMENTS

-PAINT EXISITNG FACADES.

- MANSARD ROOF W/ SPANISH TILES & CUPOLA AT THE DROP OFF AREA TO REMAIN.

- PROVIDE NEW STOREFRONT SYSTEM IN EXISITNG OPENINGS.

- CLAD EXISITNG COLUMNS ON THE DROP OFF AREA WITH BRICK.

-CLAD ADJACENT WALLS TO MAIN ENTRY WITH BRICK.

-PAINT EXISTING STRUCTURE ON THE DROP OFF AREA.

-NEW INTERNALLY ILLUMINATED SIGNS BY OTHERS.

- PROVIDE A NEW STEEL BACKER STRUCTURE FOR SIGNAGE ON THE DROP OFF AREA PROVIDED BY OTHERS.

- ORIGINAL TRIM AROUND THE OPENINGS TO BE REMOVED.

- REMOVE TWO OPENINGS ON THE WEST FACADE.

- PAINT SOFFIT AT THE DROP OFF AREA SW 7043 AMAZING GRAY.

- PROVIDE NEW RECESSED DOWLINGHTS FOR SOFFIT AT THE DROP OFF AREA.

-ONE MURAL ON THE NORTH FACADE BY TENANT

-DECORATIVE WALL SCONCES.

-PLANTERS PROVIDED BY TENANT

-DECORATIVE FLAGS PROVIDED BY TENANT.

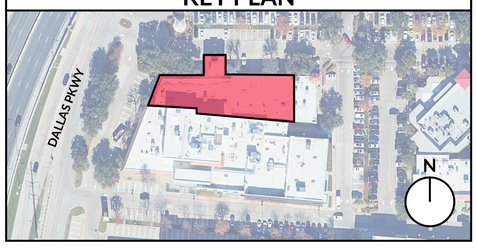
MATERIAL KEYNOTES

	1	ACME BRICK - QUORUM KING SIZE
	2	SW 7043 - AMAZING GRAY
	3	SW 7019 - GAUNTLET GRAY
	4	SW 7048 - URBANE BRONZE
	5	NEW METAL MESH RAILING BY OTHERS (SW 7048 - URBANE BRONZE)
	6	NEW STEEL BACKER FRAM FOR SIGNAGE BY OTHERS (SW 7048 - URBANE BRONZE)
	7	DARK BRONZE

MATERIAL CALCULATIONS

ELEVATION ORIENTATION	WEST		NORTH		BUILDING TOTALS	
MATERIALS	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%
STUCCO	506	80.91%	2,438	71.51%	2,944	72.97%
BRICK	0	0.00%	500	14.66%	500	12.39%
METAL	0	0.00%	122	3.58%	122	3.03%
ROOF	119	19.08%	349	10.23%	468	11.60%
TOTAL WALL AREA (NO GLAZING)	625		3,410		4,035	
GLAZING	47		638		685	
TOTAL MASONRY AREA	506	81%	2,938	86%	3,444	85%
TOTAL WALL AREA (W/ GLAZING)	672		4,048		4,720	

KEY PLAN



FACADE PLAN NOTES

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

2) ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.

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

4) ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL DEVELOPMENT SERVICES.

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

FACADE PLAN

BATBOX RENOVATION
CBLD2024-10-1574
CASE #1228- SUP
TOWN OF ADDISON,
DALLAS COUNTY, TEXAS
SUBMITTED:
02/26/2025

OWNER:
BATBOX USA
5100 BELT LINE RD #612
DALLAS, TX 75254
CONTACT: CRAIG WINNING
PHONE: (210)968-8585

GENERAL CONTRACTOR:
GORDON HIGHLANDER
4464 SIGMA ROAD, SUITE 150
DALLAS, TEXAS 75244
CONTACT: TIM ROBINSON
PHONE: (972)679-2979

ARCHITECT:
O'BRIEN ARCHITECTS
1722 ROUTH ST., SUITE 122
DALLAS, TEXAS 75201
CONTACT: CAITLIN HUSTON
PHONE: (972) 788-1010


BATBOX
BATB
BAR & SIMU
Batbox is the first immersive, social & tech-infused baseball sportstainment experience.
Batbox is an innovative Sportstainment concept that celebrates baseball by combining simulated gameplay with a high-energy sports bar.
WELCOME TO BATBOX PARK
HOME OF THE
CHAMPIONS
BOX 06
BOX 04


BATBOX
BAR & SIMULATORS
BATBOX
WELCOME TO BATBOX PARK
HOME OF THE
CHAMPIONS

City Council Regular Meeting **5. b.**

Meeting Date: 04/08/2025

Department: Development Services

AGENDA CAPTION:

Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 4951 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 1930-SUP/4951 Belt Line Road (Mexican Sugar).

BACKGROUND:

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 18, 2025, voted to recommend approval of a request for a Special Use Permit (SUP) to allow a restaurant with the sale of alcoholic beverages for on-premises consumption on a property located at 4951 Belt Line Road, which is currently zoned Local Retail (LR), with the following conditions:

- Prior to issuance of a Certificate of Occupancy for Mexican Sugar, easements must be recorded via separate instrument as shown on the site plan for pedestrian connectivity purposes.
- Repeal previous Special Use Ordinances for the subject property including Ordinance No. 085-027, 089-036, 094-023, and 014-002.

Voting Aye: Braun, Fansler, Smith, Then, Wright
Voting Nay: none
Absent: Barker, Copeland

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: Zach Smetzer, 4925 Marcus Avenue
Against: none

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends approval of these requests, with the following conditions:

- Prior to issuance of a Certificate of Occupancy for Mexican Sugar, easements must be recorded via separate instrument as shown on the site plan for pedestrian connectivity purposes.
- Repeal previous Special Use Ordinances for the subject property including Ordinance No. 085-027, 089-036, 094-023, and 014-002.

Attachments

1930-SUP Presentation

1930-SUP Ordinance

1930-SUP Staff Report

1930-SUP Letter of Intent

1930-SUP Plans

Mexican Sugar SUP (1930-SUP)

April 8, 2025

Lesley Nyp, Director of
Development & Neighborhood Services

Case 1930-SUP Mexican Sugar

LOCATION:

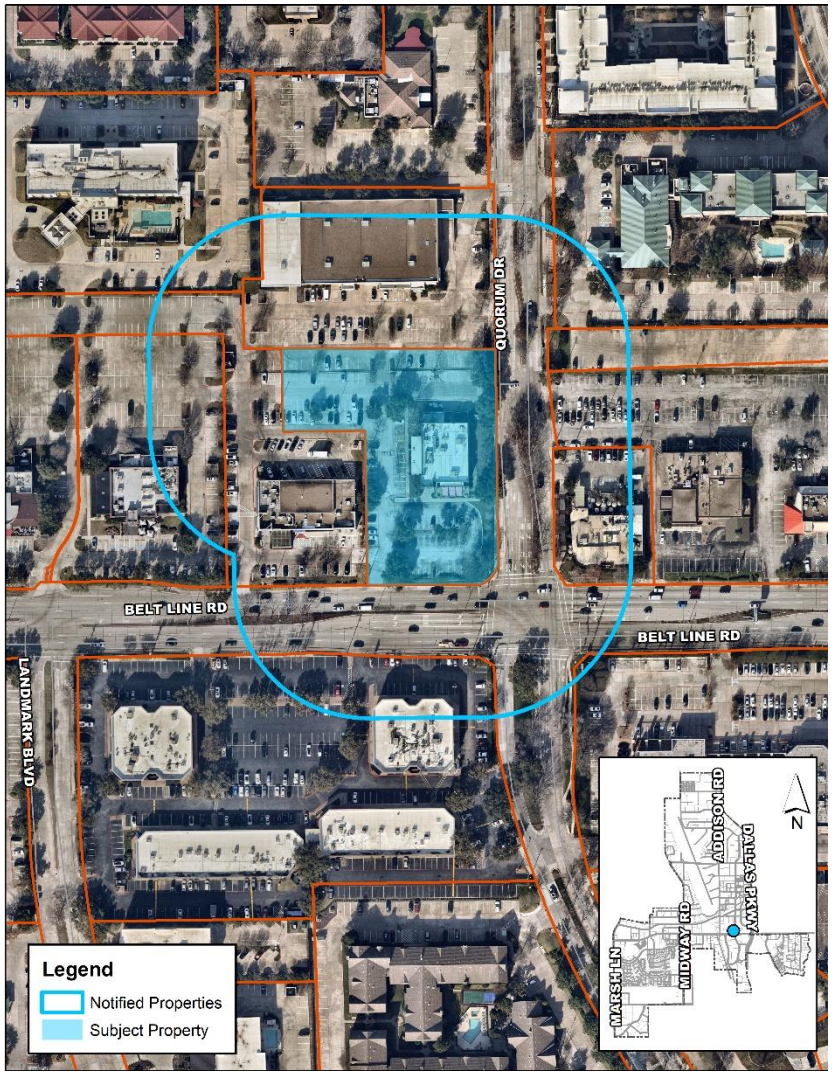
4951 Belt Line Road

REQUEST:

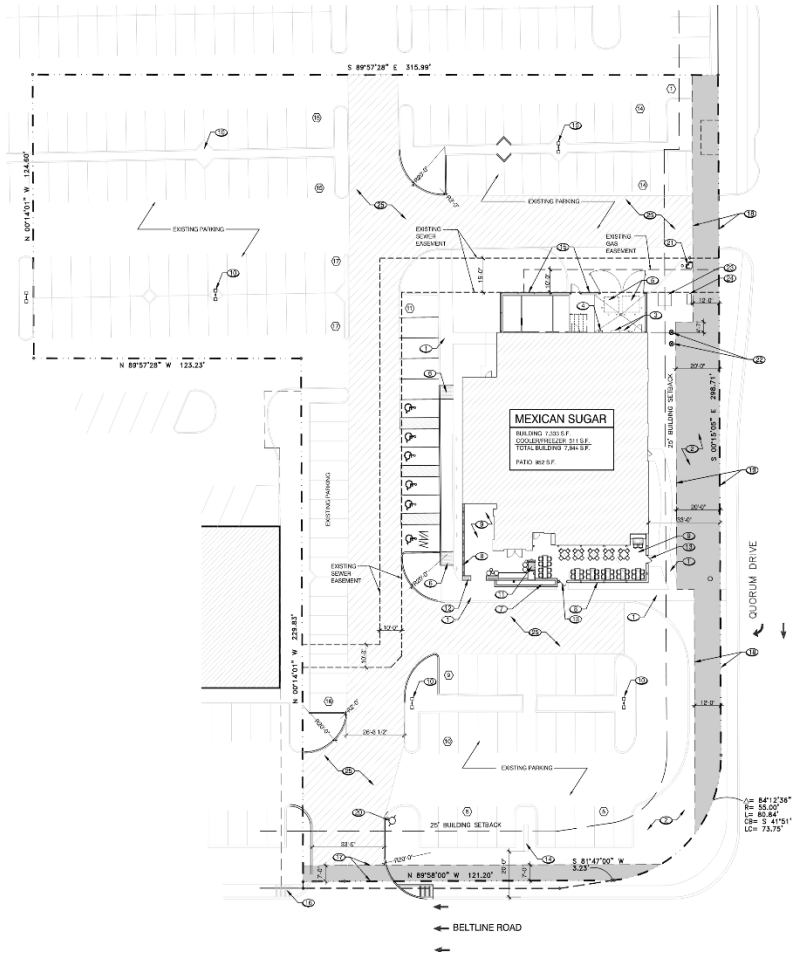
Approval of a Special Use Permit for a restaurant with the sale of alcohol for on-premises consumption

ACTION REQUIRED:

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



Case 1930-SUP Mexican Sugar



PROJECT HISTORY:

1985 – SUP, Ord. No. 085-027, to allow indoor dance floor.

1989 – SUP, Ord. No. 089-036, to allow restaurant with the sale of alcohol.

1993 – SUP, Ord. No. 093-017, to amend development plans for existing restaurant.

1993 – SUP, Ord. No. 093-026, to amend development plans for existing restaurant.

1994 – SUP, Ord. No. 094-023, to amend development plans for existing restaurant.

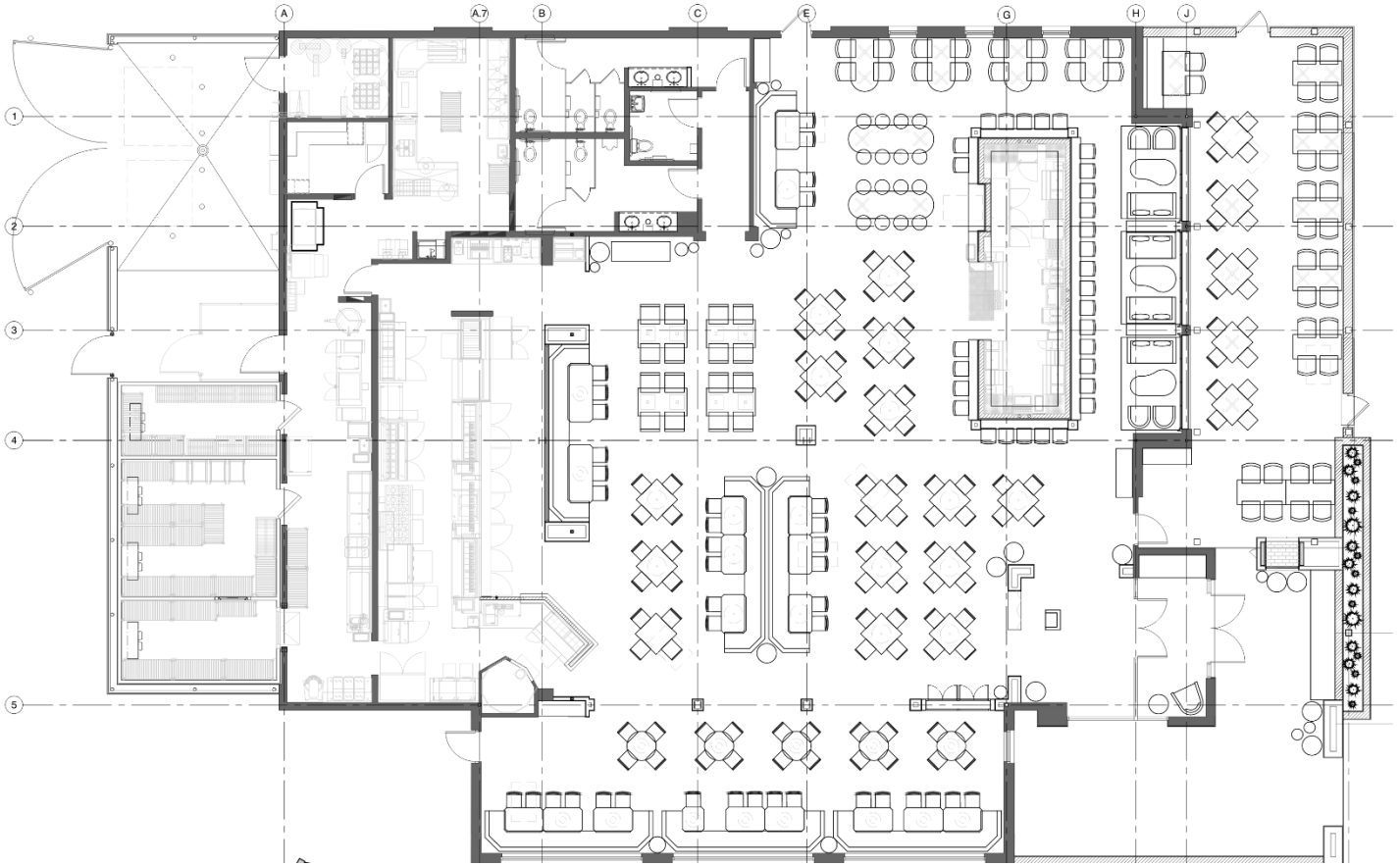
2014 – SUP, Ord. No. 014-002, to allow restaurant with the sale of alcohol (TGI Fridays).

Present – Proposed SUP to allow restaurant with the sale of alcohol for on-premises consumption.

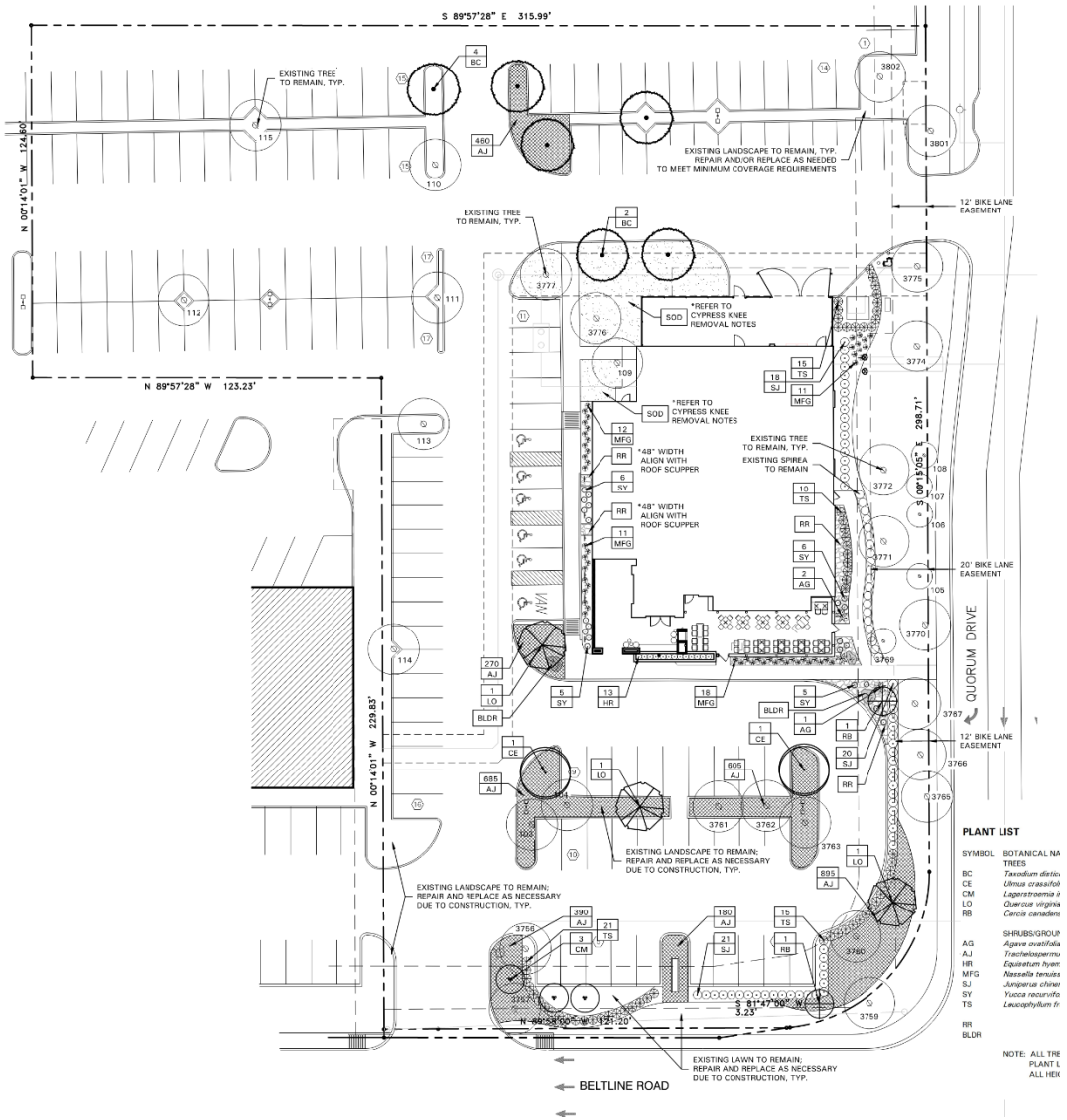
Case 1930-SUP Mexican Sugar

FLOOR PLAN:

- 7,844 SF of interior floor area
- 952 SF patio space
- Seating for 253 indoors & 52 on the patio
- Sale of alcoholic beverages for on-premises consumption
- Hours of operation:
  - 11:00 am – 10:00 pm, Monday through Thursday
  - 11:00 am – 11:00 pm Friday and Saturday.
  - 10:00 am – 9:00 pm Sunday



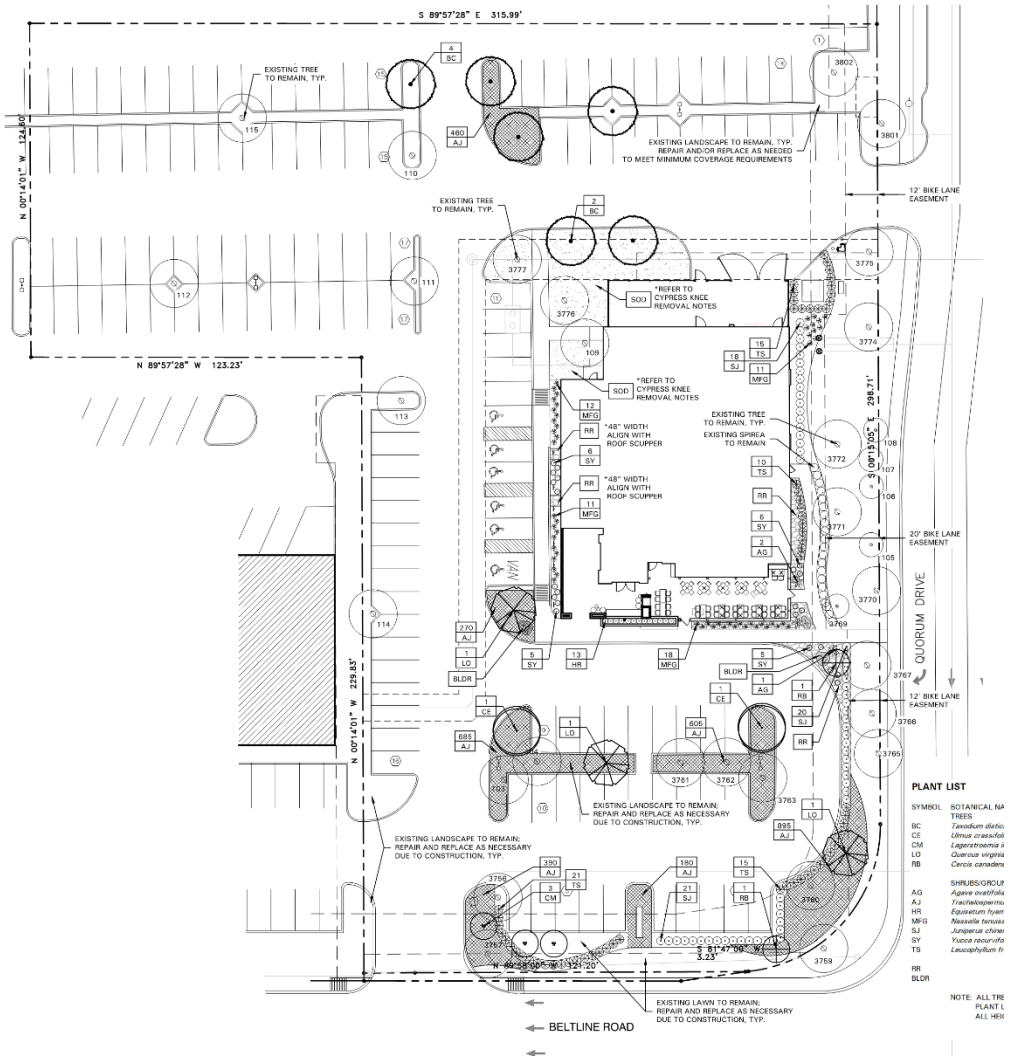
Case 1930-SUP Mexican Sugar



PARKING:

- Minor adjustments are proposed to existing parking spaces to accommodate emergency access through the site.
- 149 parking spaces will be provided on site, exceeding the requirement by 23 spaces.

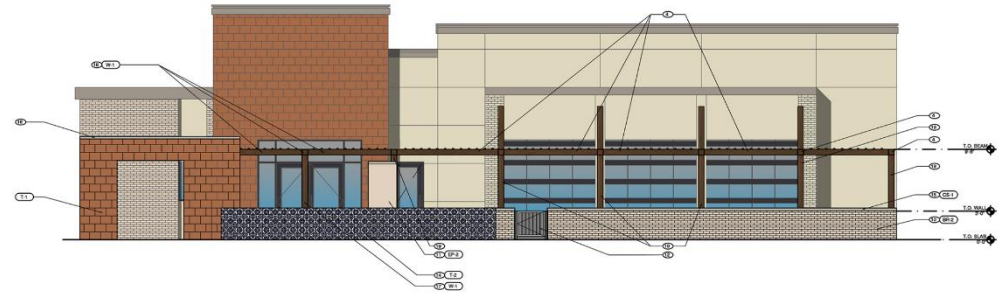
Case 1930-SUP Mexican Sugar



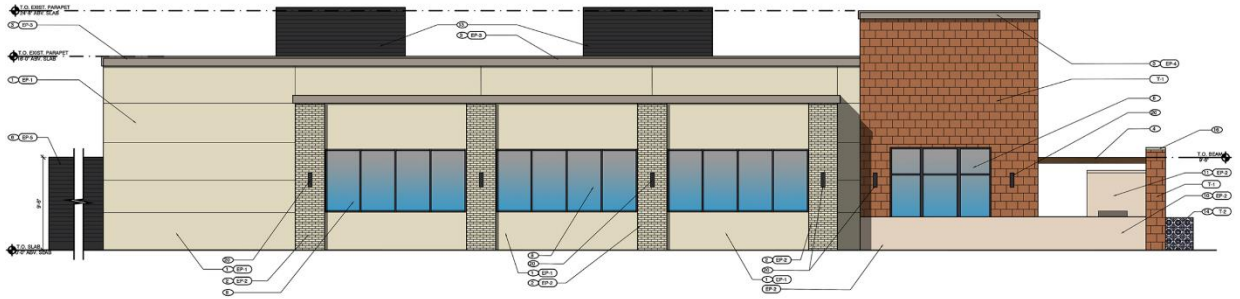
OPEN SPACE AND LANDSCAPE:

- New shrubs and groundcover are proposed throughout the site to restore landscaping.
- To achieve compliance with emergency access, two existing trees must be removed. Four additional trees that have died or are in poor health will be removed. Full mitigation is exceeded by 1 caliper inch.
- With this project, the Town has requested the property owner dedicate pedestrian/maintenance easements along Belt Line Road and Quorum Road to allow future improvements with the Quorum Road Reconstruction Project.

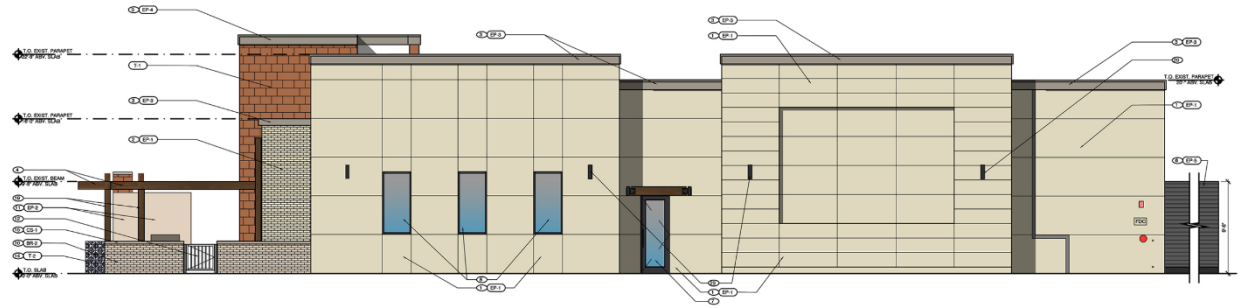
Case 1930-SUP Mexican Sugar



02 Exterior Elevation - South



03 Exterior Elevation - West



03 Exterior Elevation - East

EXTERIOR APPEARANCE:

- Existing façade will remain with minor updates and enhancements.
- New patio expansion will be enclosed by masonry wall/fence.
- Lighting and landscape planters will be incorporated within the outdoor patio space.
- The proposed façade complies with Town requirements.

Case 1930-SUP Mexican Sugar

PUBLIC NOTICE:

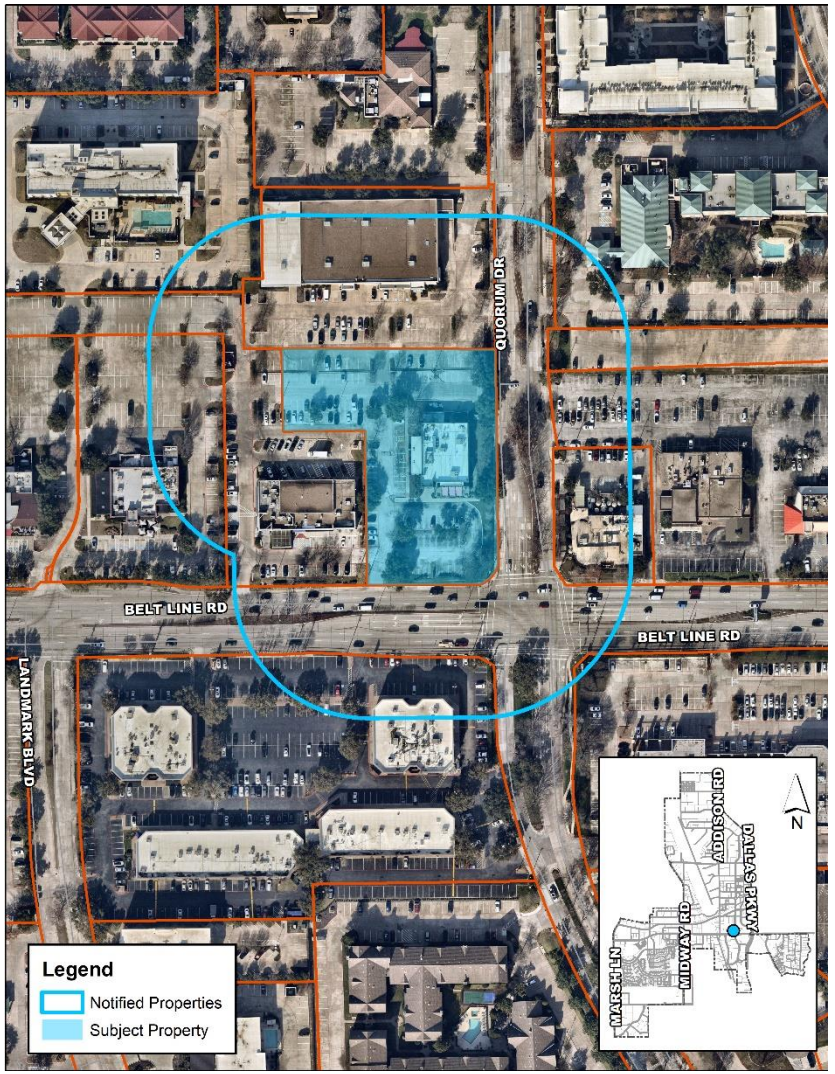
Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

NOTICE RECIPIENTS: 11

FOR: None.
AGAINST: None.
NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION:

Approval: 5-0



Case 1930-SUP Mexican Sugar

RECOMMENDATION:

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

- Prior to issuance of a Certificate of Occupancy for Mexican Sugar, easements must be recorded via separate instrument as shown on the site plan for pedestrian connectivity purposes.

- The previous Special Use Permits, Ordinance No. 085-027, 089-036, 094-023, and 014-002, shall be repealed.

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT (SUP) FOR A RESTAURANT WITH THE SALE OF ALCOHOL FOR ON-PREMISES CONSUMPTION FOR THE PROPERTY LOCATED AT 4951 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 March 18, 2025, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1930-SUP) for a restaurant with the sale of alcoholic beverages for on-premises consumption at the property located at 4951 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 Nos. 085-027, 089-036, 094-023, and 014-002, which granted Special Use Permits for the The Rusty Scupper Restaurant, Ralph & Kacoo's, Champp's Americana Restaurant, and TGI Fridays, 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 with the sale of alcohol 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, floor plan, landscape plan, and façade plans which are attached hereto as **Exhibit A** and made a part hereof for all purposes.

(b) The SUP granted herein for a restaurant with the sale of alcoholic beverages for on-premises consumption, shall be limited to that particular area encompassing a total area

not to exceed 7,844 square feet as designated on the final site plans attached hereto as **Exhibit A**.

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

(d) 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.

(e) 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.

(f) 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.

(g) 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.

(h) 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.

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

SECTION 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 **8*TH*** day of **APRIL** ***2025*.**

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

Valencia Garcia, City Secretary

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney

EXHIBIT A

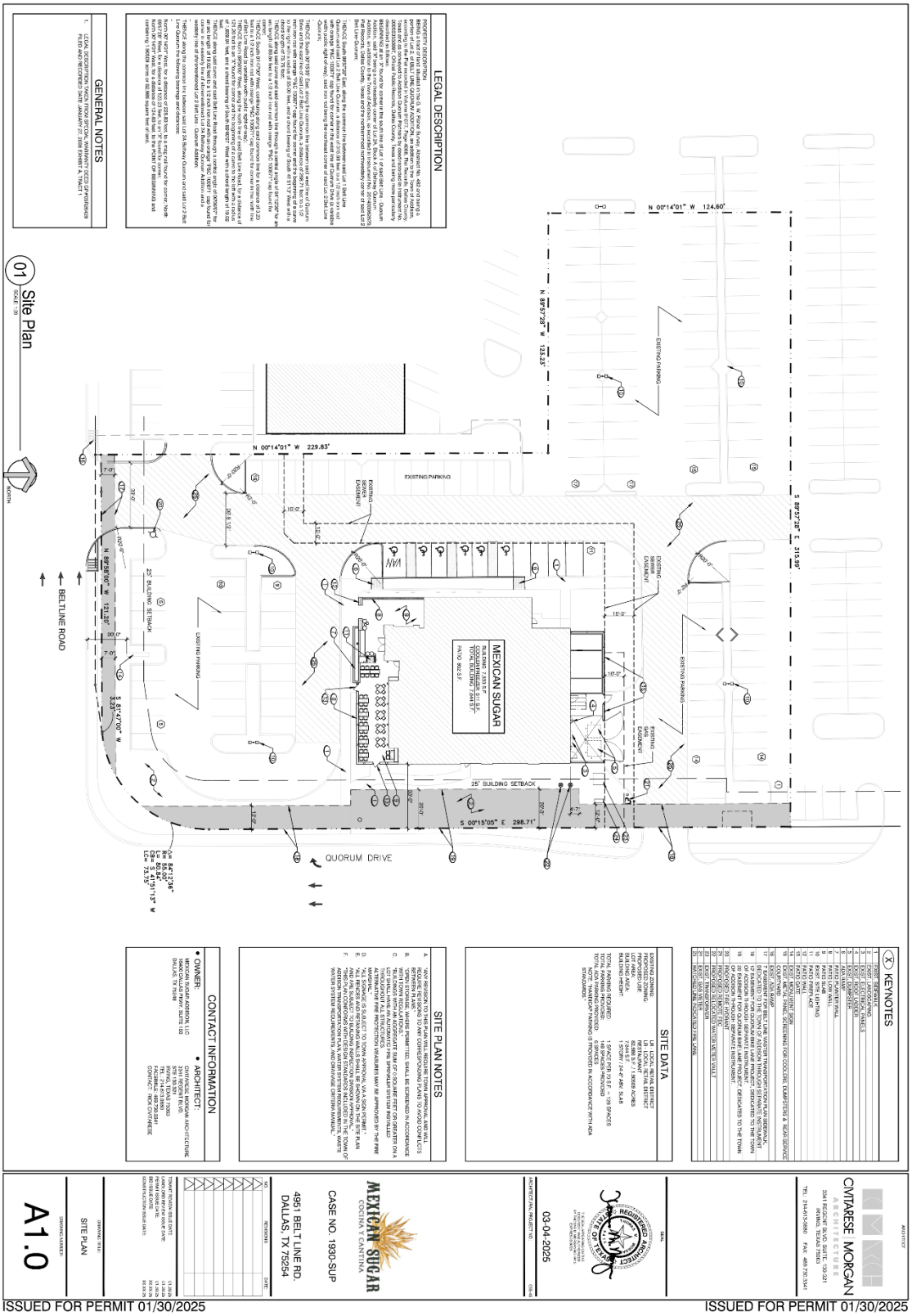
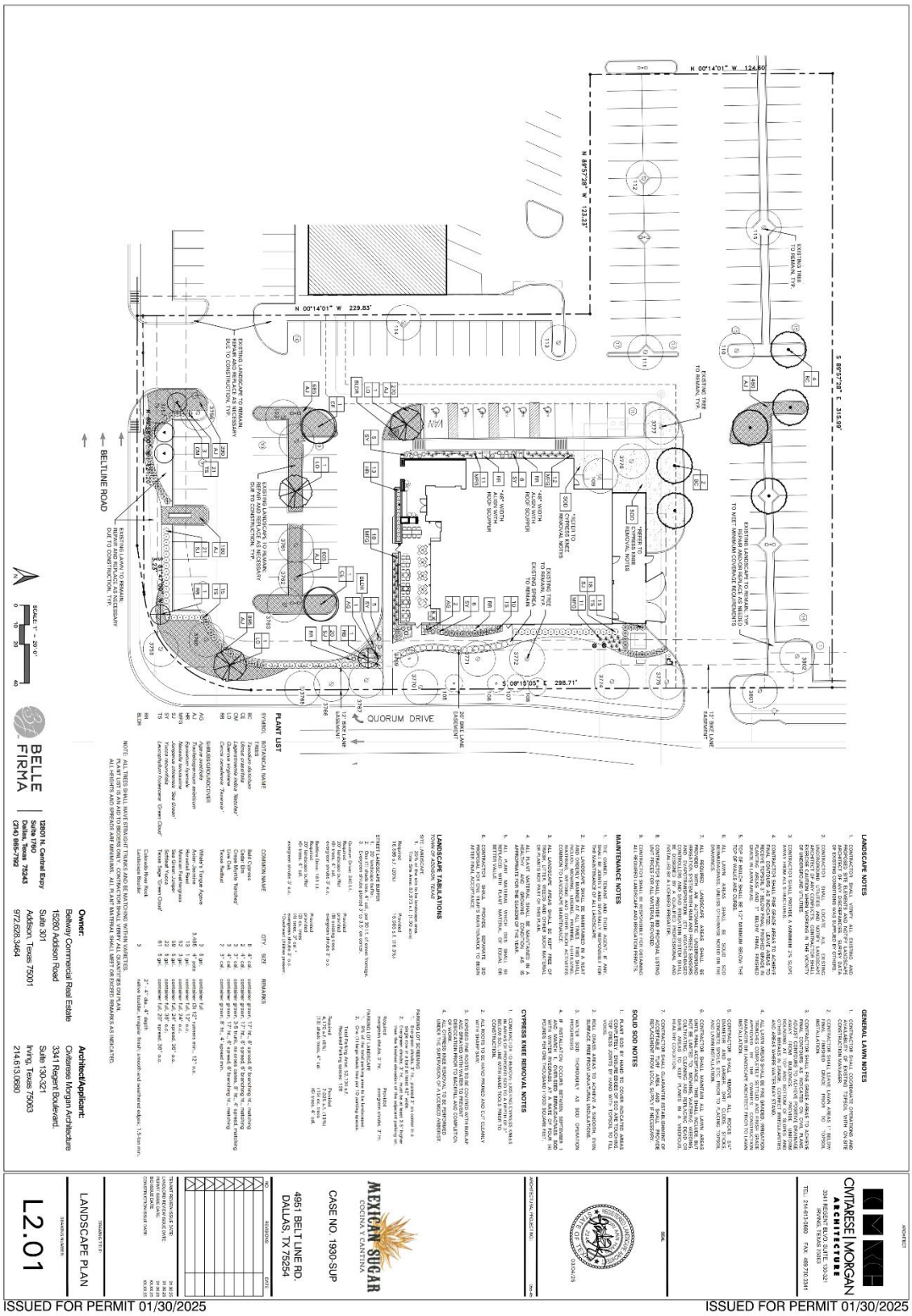

LEGAL DESCRIPTION
PROPERTY DESCRIPTION
BEING situated in the H.G.N. W. Fisher & Survey Abstract No. 482 and being a portion of Lot 2, of BELT LINE QUORUM ADDITION, an addition to the Town of Addison, Texas and as amended by Addition Quorum Partners by deed recorded in Instrument No. 20060822000446140 Official Public Records, Dallas County, Texas and being more particularly described as follows: Beginning at a "PK&D" Nail found for corner in Belt Line Road (a variable width right-of-way) at the most Northerly corner of said Lot 2 Belt Line Addition, said "PK&D" being a northwesterly corner of Lot 2A Block A of Belt Line Quorum Addition, an addition to the Town of Addison, Texas and according to the plat thereof recorded in Instrument No. 20060822000446140 Official Public Records, Dallas County, Texas and being in the southeasterly line of Quorum Drive (a variable width right-of-way);
THENCE South 89°57'28" East, along the common line between said Lot 2 Belt Line Addition and said Lot 2A Belt Line Quorum Addition, a distance of 315.98 feet to a "PK&D" nail found for corner in the West line of Quorum Drive (a variable width right-of-way);
THENCE South 00°15'05" East, along the common line between said West line of Quorum Drive and said Lot 2 Belt Line Addition, a distance of 298.71 feet to a "PK&D" nail found for corner at the beginning of a curve to the right having a central angle of 90°00'00", a radius of 50.00 feet and a chord bearing of South 45°15'07" West with a chord length of 70.71 feet;
THENCE along said curve and said common line through a central angle of 90°00'00" for an arc distance of 78.54 feet to a "PK&D" nail found for corner in the North line of Belt Line Road;
THENCE South 89°57'50" West, continuing along said common line a distance of 123.23 feet to a "PK&D" nail found for corner at the most Southerly corner of said Lot 2 Belt Line Addition;
THENCE North 00°14'01" West, continuing along said common line a distance of 229.83 feet to a "PK&D" nail found for corner at the most Southerly corner of Lot 2A Block A of Belt Line Quorum Addition;
THENCE North 89°57'28" West, continuing along said common line a distance of 315.98 feet to a "PK&D" nail found for corner in the said Belt Line Road;
THENCE North 00°14'01" West, continuing along said common line a distance of 124.60 feet to the POINT OF BEGINNING and containing 1.58524 acres or 69,080 square feet of land.
GENERAL NOTES
1. LEGAL DESCRIPTION FROM SPECIAL WARRANTY DEED (SPECIFICS) FILED AND RECORDED DATE: JANUARY 27, 2006 EXHIBIT A, TRACT 1
01 Site Plan
SCALE: 1:30
NORTH
BELTLINE ROAD
QUORUM DRIVE
EXISTING PARKING
EXISTING SEWER EASEMENT
MEXICAN SUGAR
RESTAURANT: 3,511 S.F.
COOLER/FREEZER: 611 S.F.
PATIO: 952 S.F.
TOTAL BUILDING: 7,244 S.F.
25' BUILDING SETBACK
N 00°14'01" W 124.60'
N 89°57'28" W 123.23'
N 00°14'01" W 229.83'
S 89°57'28" E 315.98'
S 00°15'05" E 298.71'
N 89°57'50" W 123.23'
S 89°47'09" W 3.00'
KEYNOTES
SITE DATA
SITE PLAN NOTES
CONTACT INFORMATION
OWNER:
ARCHITECT:
CIVITARESE MORGAN
ARCHITECTURE
MEXICAN SUGAR
CANTINA Y CONTINA
CASE NO. 1930-SUP
4951 BELT LINE RD.
DALLAS, TX 75254
03-04-2025
A1.0
SITE PLAN
ISSUED FOR PERMIT 01/30/2025
ISSUED FOR PERMIT 01/30/2025

EXHIBIT A



LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT OR OWNER'S REPRESENTATIVE. REPORT DATA OF EXISTING CONDITIONS WAS SURVEYED BY OTHERS.
2. CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICE FOR LOCATION OF UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN UTILITIES AND PROPOSED EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PINE GRADE AREAS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. MINIMUM 2% SLOPE ASSURE CONTOURS TO ACHIEVE POSITIVE DRAINAGE.
4. CONTRACTOR SHALL PINE GRADE AREAS TO ACHIEVE SMOOTH TRANSITIONS BETWEEN ADJACENT EXISTING AND NEW GRADES. REGRADING AT LIMIT OF WORK TO BLEND WITH EXISTING GRADES AND AREAS WHERE WATER MAY STAND. REMOVE ROCKS AND DEBRIS.
5. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF FINISH GRADE OF ADJACENT PAVING, CURBS, AND HEADER BOARDS.
6. ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION INSTALLATION SHALL NOT BEGIN UNTIL FINISH GRADE IS APPROVED BY THE OWNER'S CONSTRUCTION REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
7. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE DESIGNED BY A LICENSED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
8. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
9. ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINISH GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" AND LARGER, CONCRETE, SPOIL, ETC. PRIOR TO PLACING TOPSOIL.
4. ALL SEEDED LAWN AREAS TO BE WATERED UNTIL GRASS IS ESTABLISHED AND MOWED AT LEAST THREE TIMES. ALL LAWN AREAS SHALL INCLUDE BOTH SEED AND SOD AS SHOWN ON PLANS.
5. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: MOWING, EDGING, WEED CONTROL, CULTIVATING, CLEANING AND REPLACING DEAD OR UNHEALTHY GRASS AS NECESSARY TO KEEP AREAS IN A HEALTHY CONDITION.
6. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ALL SEEDED AND SODDED LAWNS FOR 60 DAYS AFTER FINAL ACCEPTANCE. REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. PROPER PRUNING, MOWING, TRIMMING, WEEDING, FERTILIZING, WATERING AND OTHER MAINTENANCE ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE ALIVE AND IN A HEALTHY, GROWING CONDITION AT ALL TIMES. PLANT MATERIAL IN POOR CONDITION SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
5. REPLACEMENT PLANT MATERIAL SHALL CONFORM TO THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE PLAN AND BE APPROPRIATE FOR THE SEASON OF THE YEAR IN WHICH THEY ARE PLANTED.
6. PROPER CARE FOR TREES IN PROXIMITY TO UTILITIES SHALL INCLUDE ROOT PRUNING AT THE TIME PLANTS ADJACENT TO BURIED UTILITIES ARE INSTALLED OR DISCOVERED AFTER FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS

TOWN OF ADDISON, TEXAS

SITE LANDSCAPE
1. Site Area 93,823 s.f. (2.154 acres)
Required: Provided:
10,585 S.F. (10%) 10,585 S.F. (10.3%)

STREET LANDSCAPE BUFFER
1. Dallas North Tollway frontage
2. Two (2) shade trade, 4" cal., per 30 l.f. of street frontage.
3. Evergreen shrubs planted 3' O.C. for 60% of frontage.
Required: Provided:
Two (2) trees per 30 l.f. (8) existing trees
Evergreen shrubs 3' o.c. Evergreen shrubs 3' o.c.
Required: Provided:
Two (2) trees per 30 l.f. (8) existing trees
Evergreen shrubs 3' o.c. Evergreen shrubs 3' o.c.
Required: Provided:
Two (2) trees per 30 l.f. (8) existing trees
Evergreen shrubs 3' o.c. Evergreen shrubs 3' o.c.

PARKING LOT PERIMETER
1. Evergreen shrubs, 3' ht., planted 3' o/c within 5' o
2. Evergreen shrubs, 3' ht., must be at least 3.5' higher
than the finished elevation of the adjacent parking lot.
Required: Provided:
Evergreen shrubs, 3' ht. Evergreen shrubs, 3' ht.
Required: Provided:
One (1) large shade tree per 10 parking spaces. One (1) large shade tree per 10 parking spaces.
Total Parking Area: 52,134 s.f.
Required Parking Islands: Provided:
4,170 s.f. (8%) 4,170 s.f. (8%)
Evergreen shrubs 3' o.c. Evergreen shrubs 3' o.c.
Required: Provided:
One (1) large shade tree per 10 parking spaces. One (1) large shade tree per 10 parking spaces.

CYPRESS KNEE REMOVAL NOTES

1. CONTRACTOR SHALL REMOVE CYPRESS KNEES WITHIN 5' OF PROPOSED CURB AND PAVEMENT AREAS. REMOVAL SHALL BE TO A DEPTH OF 12" BELOW FINISH GRADE OR TO THE DEPTH REQUIRED TO ALLOW PROPER CONSTRUCTION.
2. ALL CYPRESS KNEES REMOVED SHALL BE GROUND PRIMED AND CUT CLEANLY AT FINISH GRADE.
3. EXPOSED PINE ROOTS TO BE COVERED WITH BURLAP AND BACKFILLED WITH TOPSOIL AS SOON AS POSSIBLE AFTER EXCAVATION PRIOR TO BACKFILLING COMPLETION.
4. ALL CYPRESS KNEE REMOVAL TO BE PERFORMED UNDER THE SUPERVISION OF A LICENSED ARBORIST

SOLID SOD NOTES

1. PLANT SOD AT RIGHT TO CHEVRON INDICATES COMPLETELY ENSURE EDGE OF SOD ARE TOUCHING TIGHTLY WITH NO GAPS BETWEEN JOINTS OF YARD WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRADE AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE FREE FROM UNNATURAL UNDULATIONS.
3. WATER THOROUGHLY AS SOD OPERATION PROGRESSES.
4. AT INSTALLATION OCCURS BETWEEN SEPTEMBER 1 TO MARCH 1, THOROUGHLY WATER SOD AT THE TIME OF INSTALLATION WITH WATER PROVIDED AT A RATE OF FOUR (4) GALLONS PER SQUARE FOOT.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
BC	*Betula nigra*	River Birch	6	4" cal.	container grown, 12' ht., 8' spread, 6' branching ht., matching
CE	*Celtis laevigata* 'Sugar Time'	Sugar Hackberry	9	4" cal.	container grown, 12' ht., 8' spread, 6' branching ht., matching
CM	*Chamaecyparis thyoides* 'Rainbow'	Rainbow Arborvitae	3	4" cal.	container grown, 12' ht., 6' spread, 6' branching ht., matching
LS	*Cercis canadensis* 'Traverse'	Texas Redbud	7	3" cal.	container grown, 8' ht., 4' spread min.
	SHRUBS/GROUNDCOVER				
AG	*Agave americana*	Century Plant			
AJ	*Agave americana* 'Marginata'	Variegated Century Plant			
HR	*Rosmarinus officinalis* 'Prostratus'	Prostrate Rosemary			
MRTS	*Loropetalum chinense* 'Sea Green'	Sea Green Loropetal	3,488	5 gal.	container full, 12" o.c.
SJ	*Trachelospermum jasminoides*	Confederate Jasmine	153	1 gal.	container full, 12" o.c.
TO	*Trachelospermum jasminoides*	Confederate Jasmine	10	3 gal.	container full, 36" spread, 36" o.c.
TS	*Yucca rostrata*	Beaked Yucca	59	2 gal.	container full, 24" spread, 36" o.c.
YR	*Xylosma congestum* 'Compacta'	Compact Xylosma	21	5 gal.	container full, 24" spread, 36" o.c.
	Xylosma congestum 'Compacta'	Compact Xylosma	21	5 gal.	container full, 24" spread, 36" o.c.
	VINES				
	Lonicera x heckrottii 'Goldflame'	Goldflame Honeysuckle	3	5 gal.	vine, trellis, irrigation, finish: smooth and weathered edges, 1.5 bar min.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS NOTED.

Owner:
Bellway Commercial Real Estate
15280 Addison Road
Suite 301
Addison, Texas 75001
972.628.3464

Architect/Applicant:
Chittenese Morgan Architecture
3341 Regent Boulevard
Suite 130-321
Irving, Texas 75063
214.613.0680

BELLE FIRMA
1280 N. Central Expy
Suite 110
Dallas, Texas 75243
(210) 885-7982

CMTARESE | MORGAN ARCHITECTURE
3341 REGENT BOULEVARD, SUITE 130-321
IRVING, TEXAS 75063
TEL: 214-613-0680 FAX: 469-790-3341

MEXICAN SUGAR
COCINA Y CANTINA

CASE NO. 1930-SUP

4951 BELT LINE RD.
DALLAS, TX 75254

NO	REVISIONS	DATE

TEXAS REGISTERED ENTITY
LANDSCAPE/HYDROZONE DATE
BUILDING DATE
CONSTRUCTION START DATE

SHEET NO.	L2.01
DRAWING NUMBER	

LANDSCAPE PLAN

ISSUED FOR PERMIT 01/30/2025

ISSUED FOR PERMIT 01/30/2025

EXHIBIT A

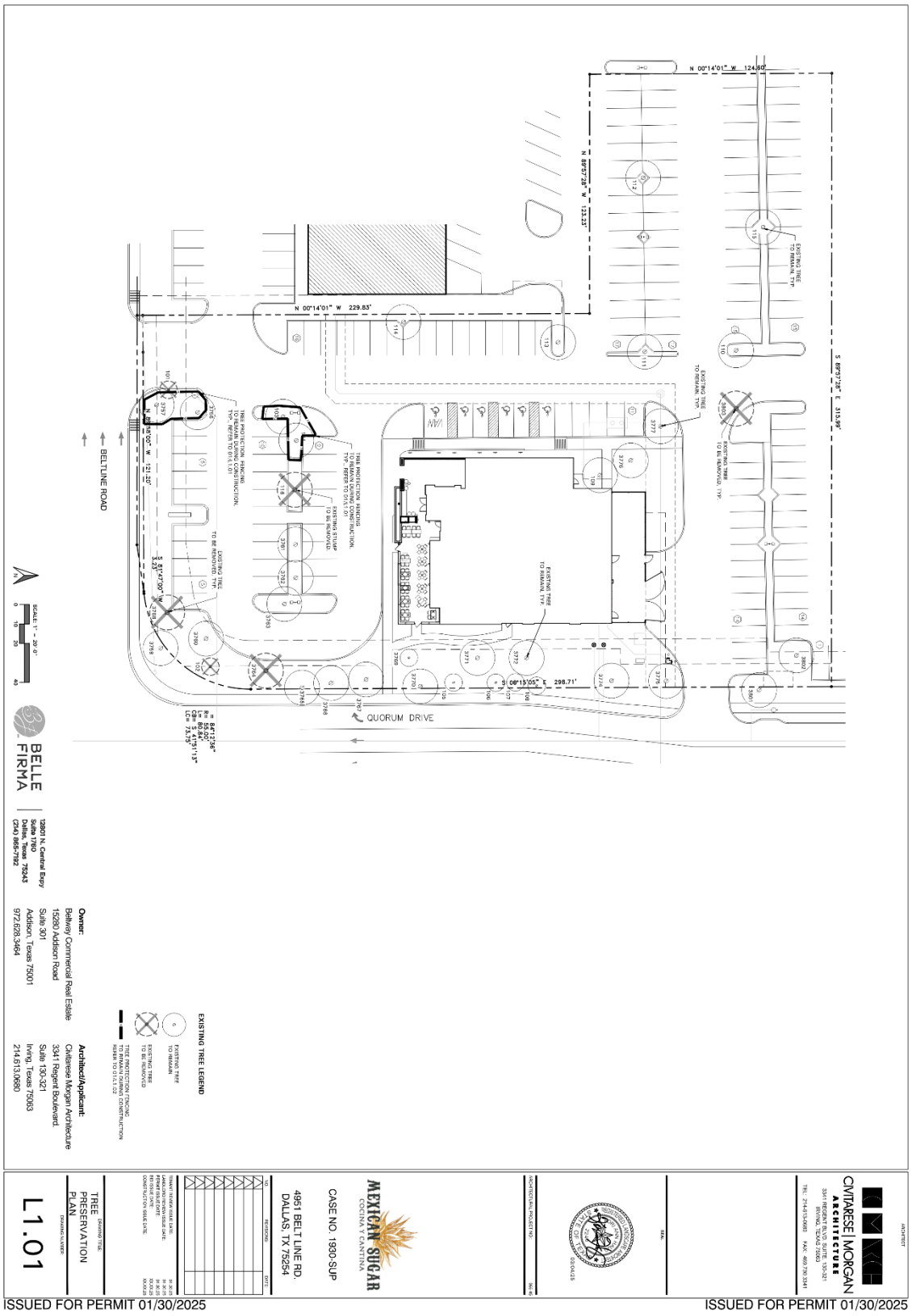

N 00°14'01" W 124.80'
N 89°57'26" W 123.33'
N 00°14'01" W 229.83'
S 89°57'26" E 315.99'
S 00°15'05" E 298.71'
BELTLINE ROAD
QUORUM DRIVE
EXISTING TREE TO REMAIN, TYP.
EXISTING TREE TO BE REMOVED, TYP.
EXISTING STUMP TO BE REMOVED
TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION, TYP. REFER TO SHT L1.02
EXISTING TREE TO BE REMOVED, TYP.
EXISTING TREE TO REMAIN, TYP.
SCALE: 1" = 20'-0"
0 10 20 40
BELLE FIRMA
3301 N. Central Expy
Suite 170
Dallas, Texas 75243
(214) 865-7892
Owner:
Bellwig Commercial Real Estate
15230 Addison Road
Suite 301
Addison, Texas 75001
972.628.3464
Architect/Applicant:
Civitarese Morgan Architecture
3341 Regent Boulevard
Suite 130-321
Irving, Texas 75063
214.613.0680
EXISTING TREE LEGEND
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO SHT L1.02
CIVITARESE | MORGAN
ARCHITECTURE
3341 REGENT BOULEVARD, SUITE 130-321
IRVING, TEXAS 75063
TEL: 214-613-0680 FAX: 469.730.3341
MEXICAN SUGAR
COCINA Y CANTINA
CASE NO. 1930-SUP
4951 BELT LINE RD.
DALLAS, TX 75254
TREE PRESERVATION PLAN
L1.01
ISSUED FOR PERMIT 01/30/2025
ISSUED FOR PERMIT 01/30/2025

EXHIBIT A

TREE PRESERVATION NOTES
1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE BY PROTECTIVE FENCING PLACED AT DRIP LINE AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING CONSTRUCTION, CONTRACTOR IS TO NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY. NO CUTTING OF ROOTS SHALL BE MADE WITHOUT AUTHORIZED REPRESENTATIVE.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" DEEP SHALL BE MADE WITHIN A RADIUS EQUAL TO NOT LESS THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TRUNK OF THE TREE, EXCEPT AS APPROVED BY OWNER'S REPRESENTATIVE.
4. ZONE OF THE PROTECTED TREE ROOT SYSTEM SHALL BE KEPT FREE OF CONSTRUCTION DEBRIS, TRASH, EQUIPMENT AND VEHICLE TRAFFIC. NO PARKING OR STORAGE OF EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC MATERIALS DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE OR GROUP OF TREES.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PAVING WITHIN THE DRIP LINE OF TREES, WHEN APPROVED BY OWNER'S REPRESENTATIVE. BORING SHALL BE DONE UNDER THE CENTER OF THE TREE, AND SHALL BE A MINIMUM OF 24" BELOW THE SURFACE OF THE GROUND.
10. WHERE FOOT TRAFFIC CANNOT BE KEPT OUTSIDE THE CRITICAL ROOT ZONE OF A TREE SHALL BE DONE BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. TREES DESIGNATED FOR REMOVAL SHALL BE CLEARLY FLAGGED BY THE CONTRACTOR WITH BRIGHT RED TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. ALL TREES NOT SPECIFICALLY AUTHORIZED FOR REMOVAL, REPRESENTATIVE PRIOR TO ANY REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S NOTICE TO SCHEDULE ON-SITE MEETING 72 HOURS
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL BE PROTECTED BY TREE PROTECTIVE FENCING. TREES SHALL BE PROTECTED BY FENCING PLACED AT DRIP LINE. THE PROTECTIVE FENCING MAY BE CONSTRUCTION FENCING, CHAIN LINK FENCE, OR APPROVED EQUAL. FENCING SHALL BE A MINIMUM OF 4' IN HEIGHT. THE PROTECTIVE FENCING SHALL REMAIN IN PLACE AND INTACT AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL NOT CUT OFF THE LIMB OR TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. ALL TREE WORK SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED ARBORIST.
TREE SURVEY FIELD DATA
Total Caliper Inches Removed
Total Caliper Inches Remaining
Total Mitigation Inches Required
Total Mitigation Inches Provided
EXISTING TREE LEGEND
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
TREE PROTECTIVE FENCING PRIOR TO AND DURING CONSTRUCTION
TREE PROTECTION
TREE PROTECTIVE FENCING
SAVE OUR TREES
TREE PROTECTION ZONE
DRIP LINE
DRIP LINE
Owner:
Bellway Commercial Real Estate
15290 Addison Road
Suite 301
Addison, Texas 75001
972.628.3464
Architect/Applicant:
Civitarese Morgan Architecture
3341 Regent Boulevard.
Suite 130-321
Irving, Texas 75063
214.613.0680
BELLE FIRMA
12801 N. Central Expy
Suite 1760
Dallas, Texas 75243
(214) 865-7192
SCALE: 1" = 20'-0"
CIVITARESE | MORGAN
ARCHITECTURE
3341 REGENT BLVD, SUITE 130-321
IRVING, TEXAS 75063
TEL: 214.613.0680 FAX: 469.730.0341
MEXICAN SUGAR
COCINA Y CANTINA
CASE NO. 1930-SUP
4951 BELT LINE RD.
DALLAS, TX 75254
TREE PRESERVATION NOTES
L1.02
ISSUED FOR PERMIT 01/30/2025
ISSUED FOR PERMIT 01/30/2025

EXHIBIT A

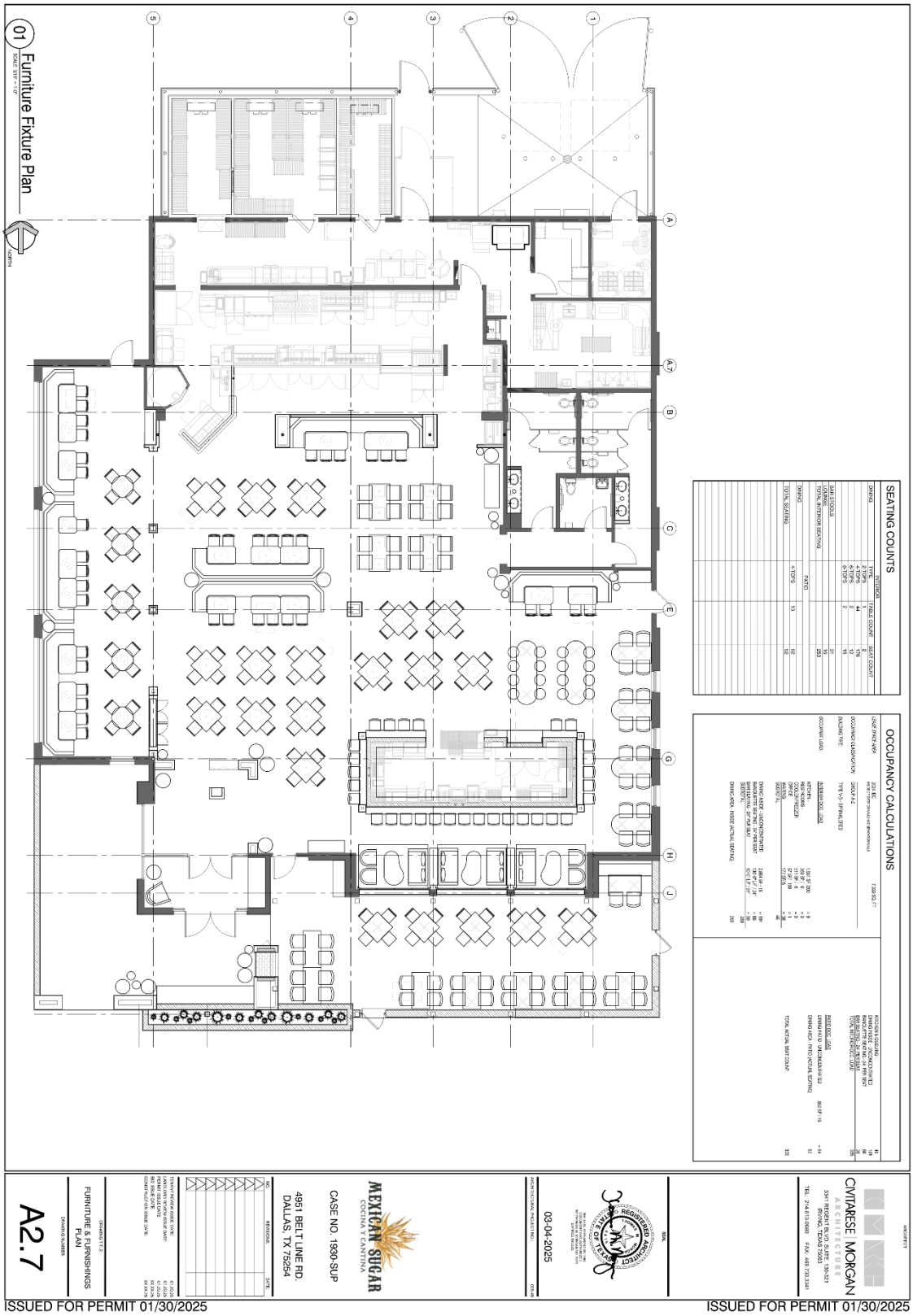

01 Furniture Fixture Plan
SCALE: 3/16" = 1'-0"
NORTH
SEATING COUNTS
OCCUPANCY CALCULATIONS
ISSUED FOR PERMIT 01/30/2025
ISSUED FOR PERMIT 01/30/2025
CIVITARESE MORGAN
ARCHITECTURE
MEXICAN SUGAR
COCINA Y CANTINA
CASE NO. 1930-SUP
4951 BELT LINE RD.
DALLAS, TX 75254
03-04-2025
FURNITURE & FURNISHINGS PLAN
A2.7

EXHIBIT A

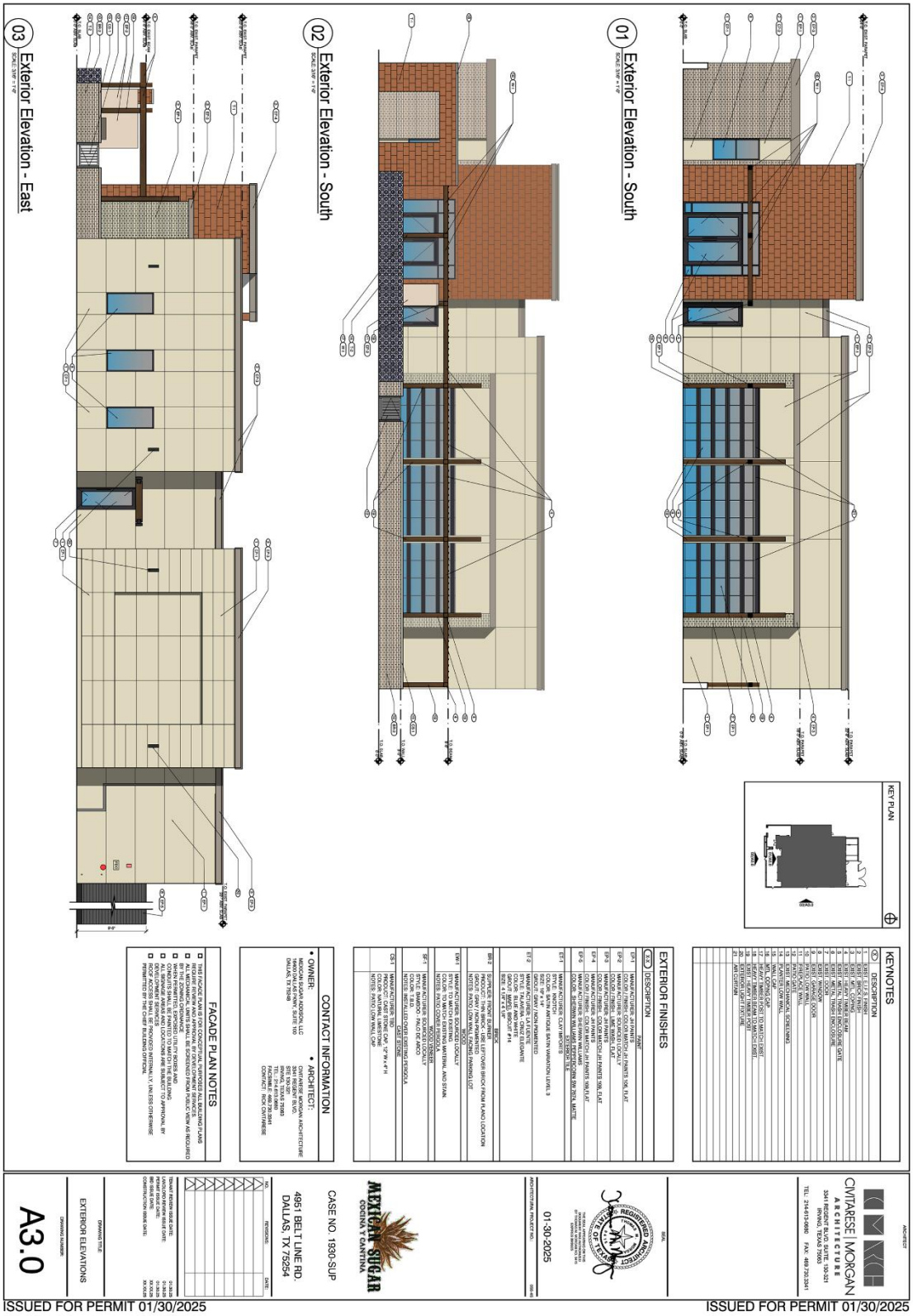

01 Exterior Elevation - South
02 Exterior Elevation - South
03 Exterior Elevation - East
KEY PLAN
KEYNOTES
EXTERIOR FINISHES
CONTACT INFORMATION
FACADE PLAN NOTES
CIVITARESE | MORGAN
ARCHITECTURE
3341 ROBLEY DRIVE, SUITE 100
IRVING, TEXAS 75063-3321
TEL: 214-513-0690 FAX: 469-726-3241
01-30-2025
4951 BELT LINE RD.
DALLAS, TX 75254
CASE NO. 1930-SUP
A3.0
EXTERIOR ELEVATIONS
ISSUED FOR PERMIT 01/30/2025
ISSUED FOR PERMIT 01/30/2025

EXHIBIT A

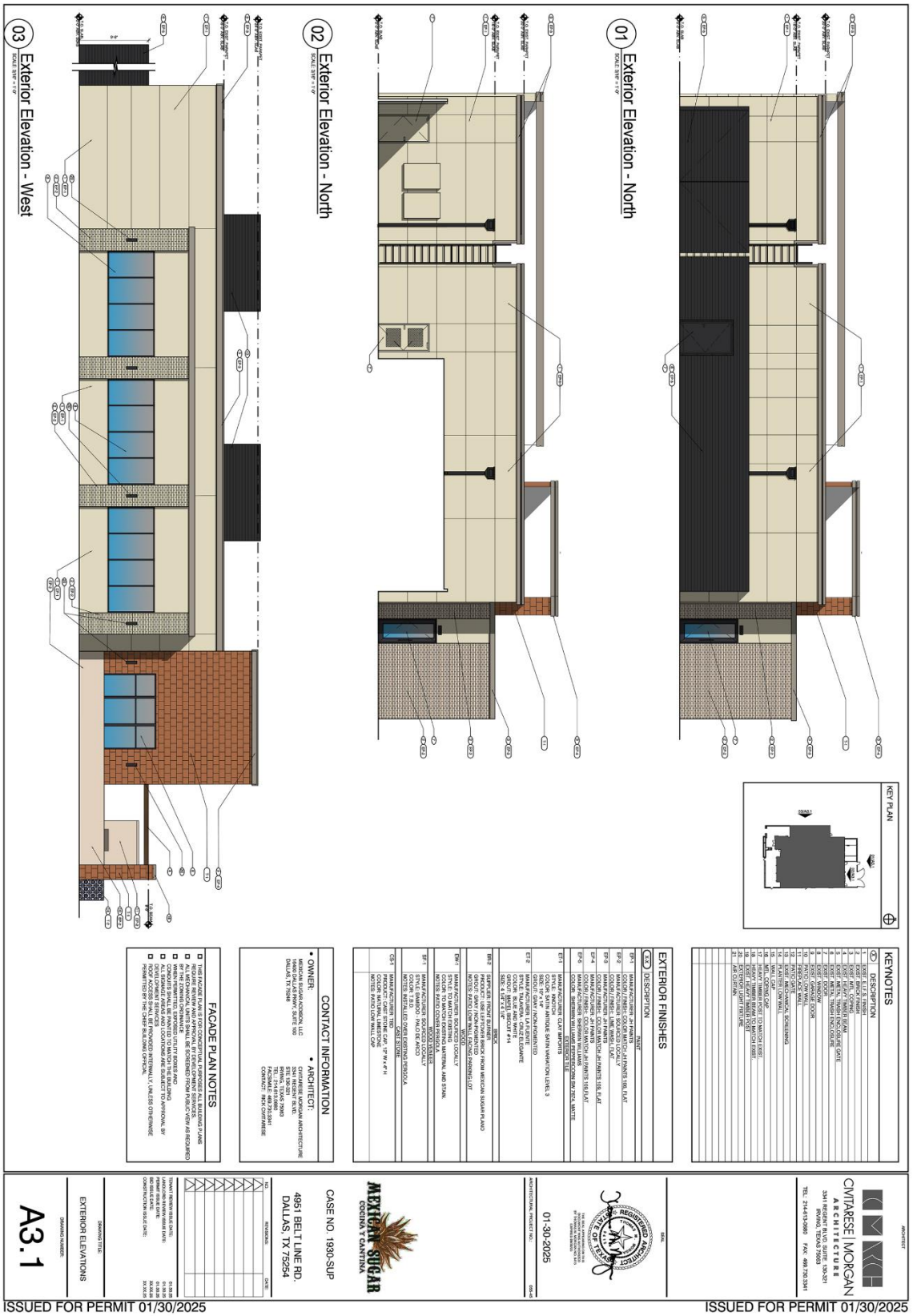
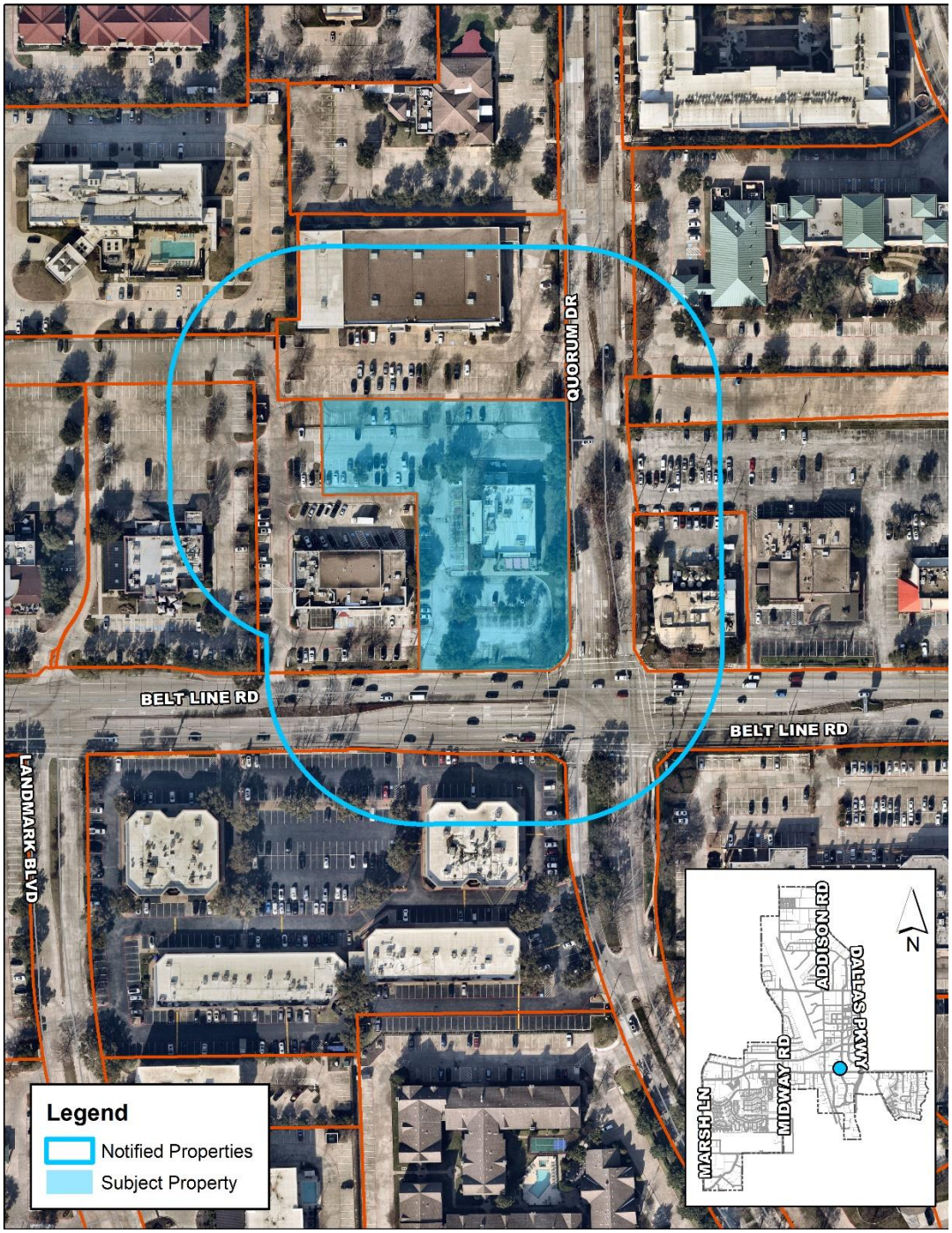

01 Exterior Elevation - North
02 Exterior Elevation - North
03 Exterior Elevation - West
KEY PLAN
KEYNOTES
EXTERIOR FINISHES
CONTACT INFORMATION
FACADE PLAN NOTES
CIVITARESE | MORGAN
ARCHITECTURE
MEXICAN SUGAR
COCINA Y CANTINA
CASE NO. 1930-SUP
4951 BELT LINE RD.
DALLAS, TX 75254
01-30-2025
EXTERIOR ELEVATIONS
A3.1
ISSUED FOR PERMIT 01/30/2025
ISSUED FOR PERMIT 01/30/2025

EXHIBIT A

1930-SUP

PUBLIC HEARING Case 1930-SUP/4951 Belt Line Road (Mexican Sugar). Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 4951 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



March 18, 2025

STAFF REPORT

RE:	Case 1930-SUP/4951 Belt Line Road (Mexican Sugar)
LOCATION:	4951 Belt Line Road
REQUEST:	Approval of a Special Use Permit (SUP) for a restaurant with the sale of alcoholic beverages for on-premises consumption. (Application Date: 02/03/2025)
APPLICANT:	Stephen Gallant, Mexican Sugar

DISCUSSION:

Background: The subject property is located at 4951 Belt Line Road, which is located at the northwest corner of the Belt Line Road and Quorum Road intersection. The proposed restaurant would occupy a currently vacant restaurant, that was formerly operated as TGI Fridays. The property is zoned Local Retail (LR).

Mexican Sugar is a full-service restaurant featuring traditional Mexican flavors with a modern twist. The operator has several locations in the Metroplex, including Plano, Las Colinas, and Uptown Dallas. The owner, FB Society, also operates concepts like Ida Claire, which has a location in Addison. This proposal includes an interior and exterior remodel to refresh the site. There is also a 952 square foot patio expansion near the building entry. Mexican Sugar proposes to offer alcoholic beverages for on-premises consumption. The proposed operating hours are 11:00 am – 10:00 pm, Monday through Thursday, 11:00 am – 11:00 pm, Friday and Saturday, and 10:00 am – 9:00 pm on Sundays. It is anticipated that Mexican Sugar will have approximately 125 employees, with up to 65 present during peak hours.

The zoning ordinance allows restaurants with the sale of alcoholic beverages for on-premises consumption through the approval of an SUP. The proposed use complies with the site development standards associated with these ordinances.

Proposed Plan: With this request, Mexican Sugar proposes interior and exterior alterations to the structure and the expansion of the patio space at the southwest corner of the building. The patio expansion will be constructed over the existing sidewalk and landscape bed. The proposed restaurant will provide seating for approximately 305 individuals (253 indoor and 52 patio seats). The interior floor plan is comprised of kitchen and service areas, a bar, and table, booth, and bar seating throughout. The restaurant will utilize the existing solid waste facilities at the northeast corner of the building.

Parking: The Local Retail district requires restaurants to provide parking at a ratio of 1 space for each 70 square feet of gross-floor area. The 7,844 square foot structure and 952 square foot patio

requires 126 parking spaces on site. Mexican Sugar proposes to provide 149 parking spaces, exceeding the requirement. The site currently has 154 spaces; however, 5 spaces are proposed to be removed to achieve adequate emergency access. These spaces will be replaced with fire lane or landscape islands. The restaurant has approximately 65 employees on site at peak times and it was important to ensure ample parking for employees and patrons.

Exterior Facades: The applicant proposes minor modifications to the building façade, which will enhance the visual appeal and align with Mexican Sugar's aesthetic. The outdoor patio expansion will be at the southwest corner of the building, providing an inviting entrance to the restaurant. The patio space will be enhanced with lighting and landscape planters.

Landscaping and Open Space: To achieve compliance with emergency access, the proposal includes the removal of two existing trees. There are also four trees on site that have been damaged by recent weather events or have died, those are also proposed to be removed and mitigated with this project. Full tree mitigation will be provided with this proposal, which exceeds the requirement by 1 caliper inch (58 caliper inches required, 59 caliper inches provided). The proposal includes the removal and replacement of any other plant material in poor or declining health such as shrubs and groundcover. The outdoor dining area includes masonry planters surrounding the patio space, which will also serve as a protective barrier.

The property owner has agreed to grant the Town pedestrian access and maintenance easements for possible future improvements to the public realm, which may include sidewalks, landscaping, and other pedestrian amenities. The easements include a 7-foot-wide easement along Belt Line Road and a variable width easement along Quorum Drive. If approved, these easements will be dedicated to the Town via separate instrument.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The proposal includes reinvestment of a former restaurant site, which is consistent with other uses along Belt Line Road. Given the anticipated public investment in this area, compatible reactivation of this corner is vital. With this project, the Town is also able to secure necessary easements for future pedestrian improvements.

Staff recommends approval of these requests, with the following conditions:

- Prior to issuance of a Certificate of Occupancy for Mexican Sugar, easements must be recorded via separate instrument as shown on the site plan for pedestrian connectivity purposes.

- Repeal previous Special Use Ordinance's for the subject property including Ordinance No. 085-027, 089-036, 094-023, and 014-002.

Case 1930-SUP/4951 Belt Line Road (Mexican Sugar)

March 18, 2025

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 18, 2025, voted to recommend approval of a request for a Special Use Permit (SUP) to allow a restaurant with the sale of alcoholic beverages for on-premises consumption on a property located at 4951 Belt Line Road, which is currently zoned Local Retail (LR), with the following conditions:

- Prior to issuance of a Certificate of Occupancy for Mexican Sugar, easements must be recorded via separate instrument as shown on the site plan for pedestrian connectivity purposes.

- Repeal previous Special Use Ordinance's for the subject property including Ordinance No. 085-027, 089-036, 094-023, and 014-002.

Voting Aye: Braun, Fansler, Smith, Then, Wright
Voting Nay: none
Absent: Barker, Copeland

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: Zach Smetzer, 4925 Marcus Avenue
Against: none

Letter of Intent for Mexican Sugar Addison

Date: February 7, 2025

Applicant:
Mexican Sugar Addison, LLC is asking for Special Use Permit to be able to (1) obtain City approval to serve alcohol on site under a TABC Mixed Beverage Permit, (2) revise landscaping on site, (3) revise parking turning radiuses to allow for fire department access to the site, (4) modify the exterior finishes of the existing building and to modify the entry area.

Site/Use:
The proposed location for Mexican Sugar in Addison is at 4951 Belt Line Rd. The building offers approximately 7,923 square feet of interior space, complemented by 944 square feet of patio area. Currently vacant, the site was previously home to TGI Fridays, presenting an ideal opportunity to revitalize the space with a fresh, dynamic concept. Mexican Sugar brings the heart of Mexico to every meal with bold flavors, fresh, scratch-made dishes, and handcrafted cocktails. Known for its lively atmosphere and modern twist on traditional Mexican fare, Mexican Sugar will be a standout addition to Addison's dining and entertainment scene.

Exterior:
Mexican Sugar plans to make minimal modifications to the building's exterior, preserving its overall structure while enhancing its visual appeal. Planned updates include adding exterior partitions at the entryway, updating a small section of the façade with decorative finishes for aesthetic enhancement, and replacing existing signage to align with Mexican Sugar's branding. Additional patio lighting will be installed to create a warm, inviting ambiance, complemented by new landscape planters and fresh greenery. No changes to the current parking layout are anticipated.

The Company:
Mexican Sugar offers a vibrant dining destination that infuses traditional Mexican flavors with a modern, cosmopolitan twist. The restaurant is known for its lively ambiance, scratch-made dishes, and an Agave Library featuring an extensive selection of tequilas and mezcals, creating a one-of-a-kind tasting experience. With successful locations in Plano, Las Colinas, Uptown Dallas, and Houston, Mexican Sugar has established itself as a premier spot for gatherings, celebrations, and laid-back brunches.

Mexican Sugar is part of FB Society, an award-winning restaurant incubator and operator celebrated for its innovative approach to hospitality. Led by CEO Jack Gibbons, FB Society has conceptualized and launched over 20 unique brands, including Haywire, The Ranch at Las Colinas, Whiskey Cake, Sixty Vines, Ida Claire, Son of a Butcher, Legacy Food Hall, Assembly Food Hall, and the upcoming Midtown Manhattan Shaver Hall. With a commitment to crafting unforgettable dining experiences, FB Society continues to expand its diverse portfolio, redefining the culinary landscape with each new concept.

Operations:
The following information represents general and specific details regarding Mexican Sugar's operations:

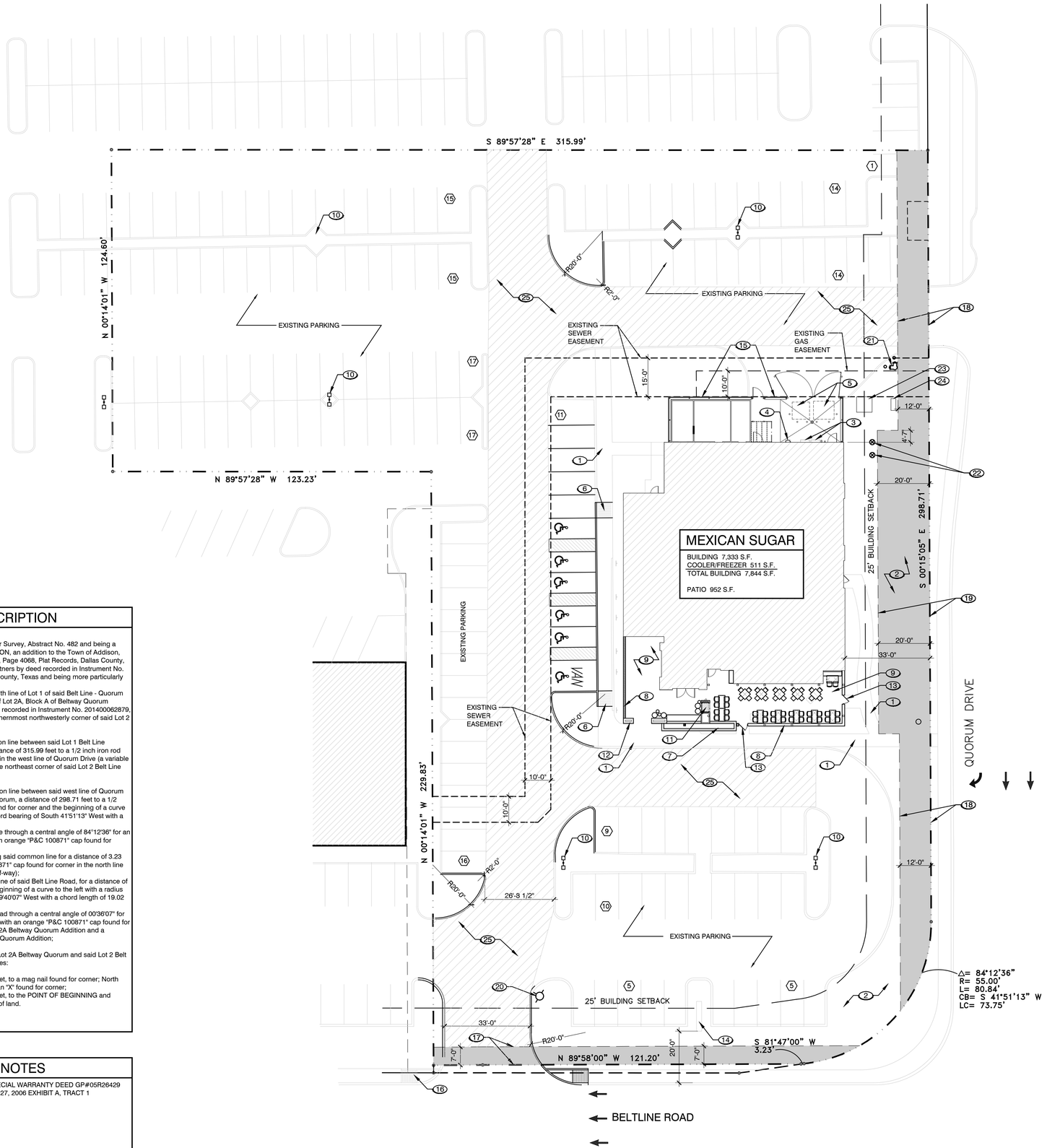
Operating Hours:
Mexican Sugar will be open seven days a week, operating from 11 a.m. to 10 p.m. Monday through Thursday, 11 a.m. to 11 p.m. on Fridays and Saturdays, and 10 a.m. to 9 p.m. on Sundays.

Employees:
Mexican Sugar will employ approximately 125 team members. At peak times, up to 65 employees will be on-site, with an average of 40 employees present during standard operations.

Deliveries:
Deliveries are anticipated most days of the week and will be managed through the north end of the building. Smaller deliveries from carriers such as UPS, FedEx, and USPS will be received via the front entrance on the south side of the building.

Food Ordering:
Most food orders will be placed and enjoyed on-site, though to-go services will also be available for guest convenience.

Trash/Recycling:
Mexican Sugar will utilize the existing trash facilities located at the northeast corner of the property and will actively participate in recycling efforts, adhering to legal requirements and sustainability practices.



LEGAL DESCRIPTION

PROPERTY DESCRIPTION
BEING a tract of land situated in the G. W. Fisher Survey, Abstract No. 482 and being a portion of Lot 2, of BELT LINE QUORUM ADDITION, an addition to the Town of Addison, according to the Plat recorded in Volume 91077, Page 4068, Plat Records, Dallas County, Texas and as conveyed to Addison Quorum Partners by deed recorded in Instrument No. 200503550897, Official Public Records, Dallas County, Texas and being more particularly described as follows:
BEGINNING at an "X" found for corner in the south line of Lot 1 of said Belt Line - Quorum Addition, said "X" being a northeasterly corner of Lot 2A, Block A of Beltway Quorum Addition, an addition to the Town of Addison, as recorded in Instrument No. 201400062879, Plat Records, Dallas County, Texas and the northernmost northwesterly corner of said Lot 2 Belt Line-Quorum;
-
THENCE South 89°57'28" East, along the common line between said Lot 1 Belt Line Quorum and said Lot 2 Belt Line Quorum, a distance of 315.99 feet to a 1/2 inch iron rod with orange "P&C 100871" cap found for corner in the west line of Quorum Drive (a variable width public right-of-way), said iron rod being the northeast corner of said Lot 2 Belt Line -Quorum;
-
THENCE South 00°15'05" East, along the common line between said west line of Quorum Drive and the east line of said Lot 2 Belt Line Quorum, a distance of 298.71 feet to a 1/2 inch iron rod with orange "P&C 100871" cap found for corner and the beginning of a curve to the right with a radius of 55.00 feet, and a chord bearing of South 41°51'13" West with a chord length of 73.75 feet;
THENCE along said curve and said common line through a central angle of 84°12'36" for an arc length of 80.84 feet to a 1/2 inch iron rod with orange "P&C 100871" cap found for corner;
THENCE South 81°47'00" West, continuing along said common line for a distance of 3.23 feet to a 1/2 inch iron rod with orange "P&C 100871" cap found for corner in the north line of Belt Line Road (a variable width public right-of-way);
THENCE North 89°58'00" West, along the north line of said Belt Line Road, for a distance of 121.20 feet to an "X" found for corner and the beginning of a curve to the left with a radius of 1,809.84 feet, and a chord bearing of South 89°40'07" West with a chord length of 19.02 feet;
THENCE along said curve and said Belt Line Road through a central angle of 00°36'07" for an arc length of 19.02 feet to a 1/2 inch iron rod with an orange "P&C 100871" cap found for corner in an easterly line of aforementioned Lot 2A Beltway Quorum Addition and a westerly line of aforementioned Lot 2 Belt Line - Quorum Addition;
-
THENCE along the common line between said Lot 2A Beltway Quorum and said Lot 2 Belt Line Quorum the following bearings and distances:
-
North 00°14'01" West, for a distance of 229.83 feet, to a mag nail found for corner; North 89°57'28" West, for a distance of 123.23 feet, to an "X" found for corner;
North 00°14'01" West, for a distance of 124.60 feet, to the POINT OF BEGINNING and containing 1.90509 acres or 82,986 square feet of land.

GENERAL NOTES

1. LEGAL DESCRIPTION TAKEN FROM SPECIAL WARRANTY DEED GP#05R26429 FILED AND RECORDED DATE JANUARY 27, 2006 EXHIBIT A, TRACT 1

01 Site Plan
SCALE: 1:20

NORTH

KEYNOTES

1	EXIST. SIDEWALK
2	EXIST. LANDSCAPING
3	EXIST. ELECTRICAL PANELS
4	EXIST. ROOF LADDER
5	EXIST. DUMPSTER
6	ADA RAMP
7	PATIO PLANTER WALL
8	PATIO LOW WALL
9	PATIO SLAB
10	EXIST. SITE LIGHTING
11	PATIO FIREPLACE
12	PATIO WALL
13	PATIO GATE
14	EXIST. MONUMENT SIGN
15	EXIST. METAL PANEL SCREENING FOR COOLERS, DUMPSTERS & REAR SERVICE COURTYARD
16	EXIST. ADA RAMP
17	7' EASEMENT FOR BELT LINE MASTER TRANSPORTATION PLAN SIDEWALK, DEDICATED TO THE TOWN OF ADDISON THROUGH SEPARATE INSTRUMENT
18	12' EASEMENT FOR QUORUM BIKE LANE PROJECT, DEDICATED TO THE TOWN OF ADDISON THROUGH SEPARATE INSTRUMENT.
19	20' EASEMENT FOR QUORUM BIKE LANE PROJECT, DEDICATED TO THE TOWN OF ADDISON THROUGH SEPARATE INSTRUMENT.
20	PROPOSED FIRE HYDRANT
21	PROPOSED REMOTE FDC
22	PROPOSED RELOCATED WATER METER VAULT
23	EXIST. TRANSFORMER
24	EXIST. GAS METER
25	HATCHED LINE INDICATED FIRE LANE

SITE DATA

EXISTING ZONING:	LR - LOCAL RETAIL DISTRICT
PROPOSED ZONING:	LR - LOCAL RETAIL DISTRICT
PROPOSED USE:	RESTAURANT
LOT AREA:	82,986 S.F. / 1.90509 ACRES
BUILDING AREA:	7,844 S.F.
BUILDING HEIGHT:	1 STORY / 24'-8" ABV. SLAB
TOTAL PARKING REQUIRED:	1 SPACE PER 70 S.F. = 126 SPACES
TOTAL PARKING PROVIDED:	149 SPACES PROVIDED
TOTAL ADA PARKING PROVIDED:	6 SPACES

NOTE: "HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS."

SITE PLAN NOTES

A. "ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS."
B. "OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH TOWN REGULATIONS."
C. "BUILDINGS WITH AN AGGREGATE SUM OF 0 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED THROUGHOUT ALL STRUCTURES.
ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE MARSHAL."
D. "ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL VIA A SIGN PERMIT."
E. "ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL."
F. "THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL."

CONTACT INFORMATION

- OWNER:
MEXICAN SUGAR ADDISON, LLC
16400 DALLAS PKWY, SUITE 100
DALLAS, TX 75248

- ARCHITECT:
CIVITARESE MORGAN ARCHITECTURE
3341 REGENT BLVD.
STE 130-321
IRVING, TEXAS 75063
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FACSIMILE: 469.730.3341
CONTACT: RICK CIVITARESE

ISSUED FOR PERMIT 01/30/2025

ARCHITECT
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SEAL

REGISTERED ARCHITECT
THOMAS M. MORGAN
9415
STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS M. MORGAN NO. 9415 EXPIRES 09/30/25

03-04-2025

ARCHITECTURAL PROJECT NO.: 055-45

MEXICAN SUGAR
COCINA Y CANTINA

CASE NO. 1930-SUP

4951 BELT LINE RD.
DALLAS, TX 75254

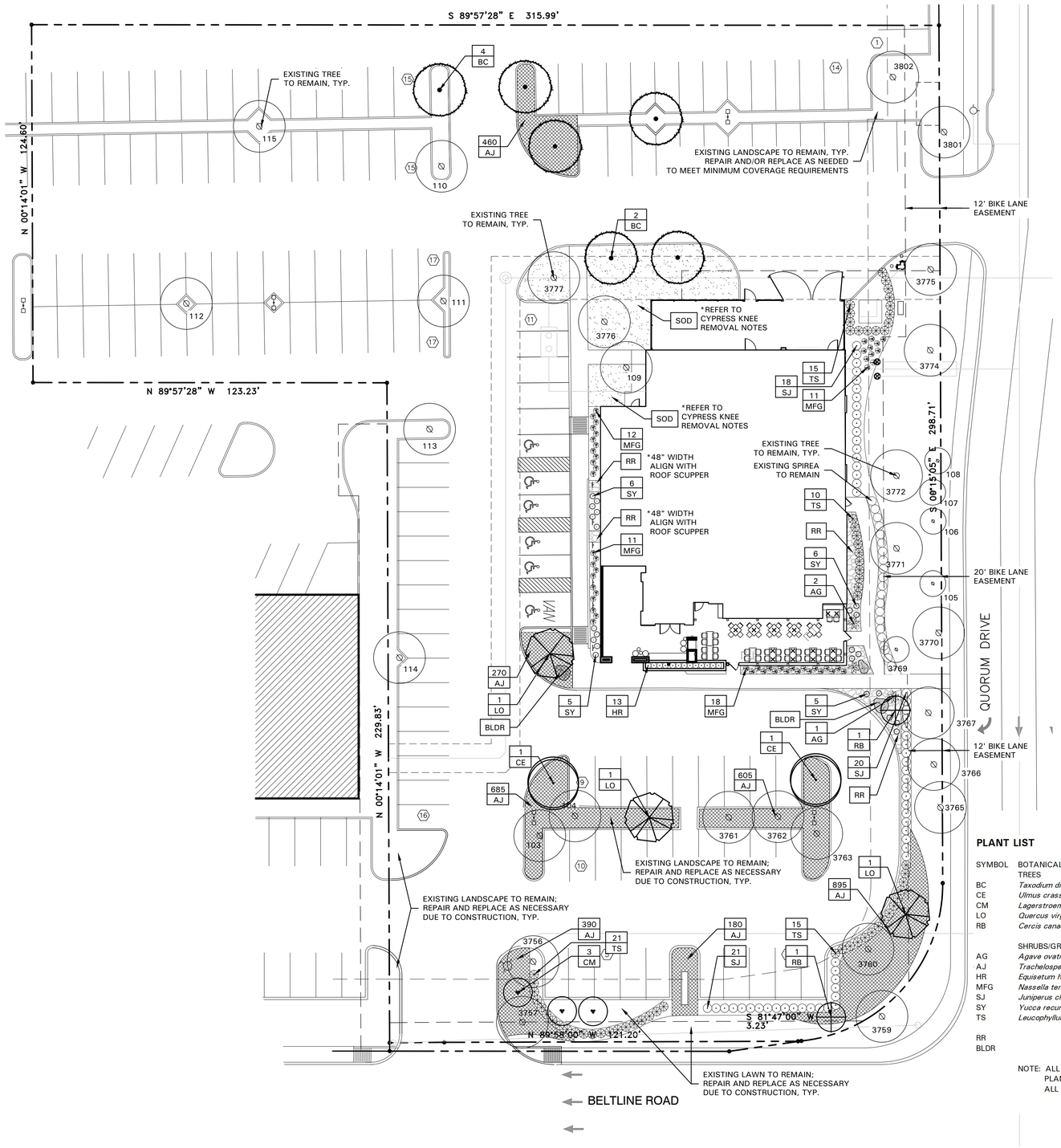
NO.	REVISIONS:	DATE:

TENANT REVIEW ISSUE DATE:	01.30.25
LANDLORD REVIEW ISSUE DATE:	01.30.25
PERMIT ISSUE DATE:	01.30.25
BID ISSUE DATE:	XX.XX.25
CONSTRUCTION ISSUE DATE:	XX.XX.25

DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:
A1.0

ISSUED FOR PERMIT 01/30/2025



LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE 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. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
6. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
8. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS

TOWN OF ADDISON, TEXAS

SITE LANDSCAPE
1. 20% of the site to be landscape area.
   Total Site Area: 82,973 s.f. (1.90 acre)

Required	Provided
16,595 s.f. (20%)	16,085 s.f. (19.3%)

STREET LANDSCAPE BUFFER
1. 20' landscape buffer.
2. One (1) shade tree, 4" cal., per 30 l.f. of street frontage.
3. Evergreen shrubs planted 3' to 3.5' on center.

Quorum Drive: 240 l.f.

Required	Provided
20' landscape buffer	provided
(8) trees, 4" cal.	(8) existing trees
evergreen shrubs 3' o.c.	evergreen shrubs 3' o.c.

Beltline Drive: 161 l.f.

Required	Provided
20' landscape buffer	provided
(6) trees, 4" cal.	(2) ex. trees (4) trees, 3" cal.*
evergreen shrubs 3' o.c.	evergreen shrubs 3' o.c. *Overhead Utilities present.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
BC	*Taxodium distichum*	Bald Cypress	6	4" cal.	container grown, 17' ht., 6' spread, 6' branching ht., matching
CE	*Ulmus crassifolia*	Cedar Elm	2	4" cal.	container grown, 17' ht., 6' spread, 6' branching ht., matching
CM	*Lagerstroemia indica 'Natchez'*	Crepe Myrtle 'Natchez'	3	3" cal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
LO	*Quercus virginiana*	Live Oak	3	4" cal.	container grown, 17' ht., 6' spread, 6' branching ht., matching
RB	*Cercis canadensis 'Texensis'*	Texas Redbud	2	3" cal.	container grown, 8' ht., 4' spread min.
	SHRUBS/GROUNDCOVER				
AG	*Agave ovatifolia*	Whale's Tongue Agave	3	5 gal.	container full
AJ	*Trachelospermum asiaticum*	Asian Jasmine	3,485	4" pots	container (3) 12" runners min., 12" o.c.
HR	*Equisetum hyemale*	Horsetail Reed	13	1 gal.	container full, 12" o.c.
MFG	*Nassella tenuissima*	Mexican Feathergrass	52	3 gal.	container full, 24" o.c.
SJ	*Juniperus chinensis 'Sea Green'*	Sea Green Juniper	59	5 gal.	container full, 24" spread, 36" o.c.
SY	*Yucca recurvifolia*	Softleaf Yucca	22	5 gal.	container full, 36" o.c.
TS	*Leucophyllum frutescens 'Green Cloud'*	Texas Sage 'Green Cloud'	61	5 gal.	container full, 20" spread, 36" o.c.
RR		Colorado River Rock			2" - 4" dia., 4" depth
BLDR		Landscape Boulder	3		native boulder, irregular finish; smooth and weathered edges; 1.5-ton min.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
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" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

CYPRESS KNEE REMOVAL NOTES

1. CONTRACTOR TO REMOVE EXISTING CYPRESS KNEES IN AREAS OF PROPOSED SOD TO A DEPTH OF 3" BELOW SOIL LINE WITH HAND TOOLS PRIOR TO CONSTRUCTION.
2. ALL ROOTS TO BE HAND-PRUNED AND CUT CLEANLY WITH SHARP SAW.
3. EXPOSED FINE ROOTS TO BE COVERED WITH BURLAP AND SPRAYED WITH WATER TO PREVENT DESICCATION PRIOR TO BACKFILL AND COMPLETION OF WORK.
4. ALL CYPRESS KNEE REMOVAL TO BE PERFORMED UNDER THE SUPERVISION OF A LICENSED ARBORIST.

PARKING LOT SCREENING
1. Evergreen shrubs, 3' ht., planted 3' on center in a single row in a bed at least 42" wide.
2. Evergreen shrubs, 3' ht., must be at least 3.5' higher than the finished elevation of the adjacent parking lot.

Required	Provided
evergreen shrubs, 3' ht.	evergreen shrubs, 3' ht.

PARKING LOT LANDSCAPE
1. 8% of the total parking area to be landscaped.
2. One (1) large shade tree per 10 parking spaces.

Total Parking Area: 52,134 s.f.
Required Parking spaces: 126

Required	Provided
4,170 s.f. (8%)	7,025 s.f. (13%)
(13) shade trees, 4" cal.	(15) ex. trees (6) trees, 4" cal.

SCALE: 1" = 20'-0"
0 10 20 40

BELLE FIRMA
12801 N. Central Expy
Suite 1760
Dallas, Texas 75243
(214) 865-7192

Owner:
Beltway Commercial Real Estate
15280 Addison Road
Suite 301
Addison, Texas 75001
972.628.3464

Architect/Applicant:
Civitarese Morgan Architecture
3341 Regent Boulevard.
Suite 130-321
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214.613.0680

ISSUED FOR PERMIT 01/30/2025

ARCHITECT
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IRVING, TEXAS 75063
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SEAL

REGISTERED LANDSCAPE ARCHITECT
KRISTI ANN HARRIS
2246
STATE OF TEXAS
03/04/25

ARCHITECTURAL PROJECT NO.: 055-45

MEXICAN SUGAR
COCINA Y CANTINA

CASE NO. 1930-SUP

4951 BELT LINE RD.
DALLAS, TX 75254

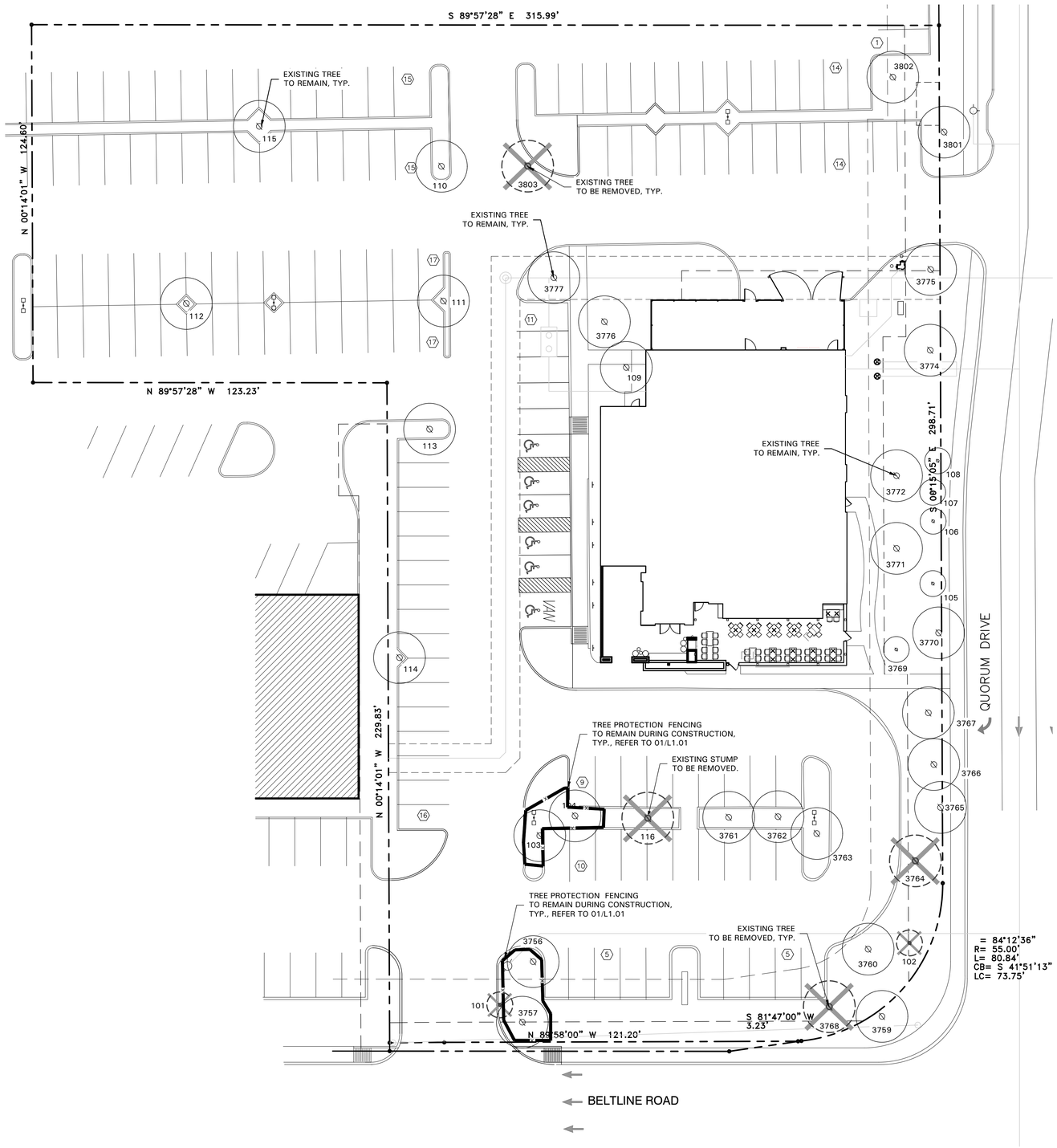
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PERMIT ISSUE DATE:	01.30.25
BID ISSUE DATE:	XX.XX.25
CONSTRUCTION ISSUE DATE:	XX.XX.25

DRAWING TITLE:
LANDSCAPE PLAN

DRAWING NUMBER:
L2.01

ISSUED FOR PERMIT 01/30/2025



EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.02

SCALE: 1" = 20'-0"

0 10 20 40

BELLE FIRMA

12801 N. Central Expy
Suite 1760
Dallas, Texas 75243
(214) 865-7192

Owner:
Beltway Commercial Real Estate
15280 Addison Road
Suite 301
Addison, Texas 75001
972.628.3464

Architect/Applicant:
Civitarese Morgan Architecture
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Suite 130-321
Irving, Texas 75063
214.613.0680

ISSUED FOR PERMIT 01/30/2025

ARCHITECT

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SEAL

REGISTERED LANDSCAPE ARCHITECT
TERRI ANN HARRIS
2246
STATE OF TEXAS
03/04/25

ARCHITECTURAL PROJECT NO.: 055-45

MEXICAN SUGAR
COCINA Y CANTINA

CASE NO. 1930-SUP

4951 BELT LINE RD.
DALLAS, TX 75254

NO.	REVISIONS:	DATE:

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PERMIT ISSUE DATE:	01.30.25
BID ISSUE DATE:	XX.XX.25
CONSTRUCTION ISSUE DATE:	XX.XX.25

DRAWING TITLE:
TREE PRESERVATION PLAN

DRAWING NUMBER:
L1.01

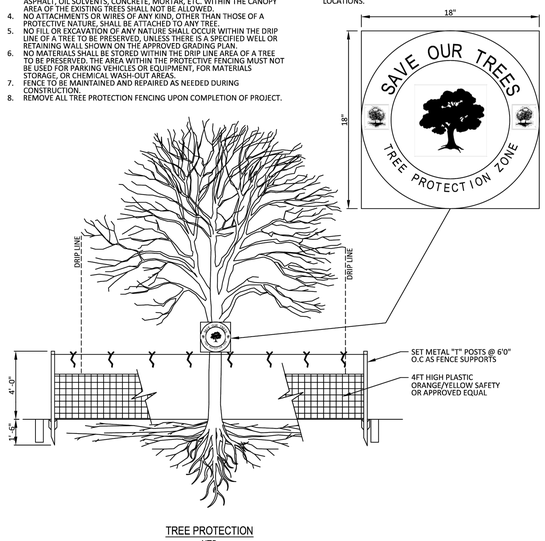
ISSUED FOR PERMIT 01/30/2025

TREE PROTECTION NOTES:

1. REFER TO THE TREE PRESERVATION PLAN FOR TREE LOCATIONS TO BE PRESERVED.
2. EXISTING TREE SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE SAFETY FENCE (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. TREE PROTECTION ZONE SIGNAGE SHALL BE POSTED ON EACH TREE OR GROUP OF TREES TO REMAIN.
3. DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
4. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
5. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE APPROVED GRADING PLAN.
6. NO MATERIALS SHALL BE STORED WITHIN THE DRIP LINE AREA OF A TREE TO BE PRESERVED. THE AREA WITHIN THE PROTECTIVE FENCING MUST NOT BE USED FOR PARKING VEHICLES OR EQUIPMENT, FOR MATERIALS STORAGE, OR CHEMICAL WASH-OUT AREAS.
7. FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
8. REMOVE ALL TREE PROTECTION FENCING UPON COMPLETION OF PROJECT.

TREE MANAGEMENT NOTES:

1. TREES THAT ARE TO BE REMOVED SHALL BE FLAGGED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
2. THE CRITICAL ROOT ZONE OF ALL PRESERVED TREES SHALL BE PROTECTED BY A 4' TALL FENCE PER TOWN OF ADDISON STANDARDS DURING SITE PREPARATION AND CONSTRUCTION, WITH TREE PROTECTION ZONE SIGNAGE POSTED.
3. REFER TO LANDSCAPE PLAN FOR REPLACEMENT TREE LOCATIONS.



TREE PROTECTION
NTS

ADDISON PUBLIC WORKS & ENGINEERING SERVICES	TREE PROTECTION	STANDARD CONSTRUCTION DETAILS GENERAL DETAILS		
		DATE: February 15, 2023	REV DATE: -	SHEET: GD-01

01 TREE PROTECTIVE FENCING
NOT TO SCALE

TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Remarks
101	10	CREPE MYRTLE	TO BE REMOVED	MULTI-TRUNK
102	7	CREPE MYRTLE	TO BE REMOVED	MULTI-TRUNK
103	17	CEDAR ELM	TO REMAIN	
104	16	LIVE OAK	TO REMAIN	
105	8	CREPE MYRTLE	TO REMAIN	MULTI-TRUNK
106	9	CREPE MYRTLE	TO REMAIN	MULTI-TRUNK
107	4	CREPE MYRTLE	TO REMAIN	
108	6	CREPE MYRTLE	TO REMAIN	MULTI-TRUNK
109	16	BALD CYPRESS	TO REMAIN	
110	13	BALD CYPRESS	TO REMAIN	
111	14	LIVE OAK	TO REMAIN	
112	10	LIVE OAK	TO REMAIN	
113	14	BALD CYPRESS	TO REMAIN	
114	21	LIVE OAK	TO REMAIN	
115	8	BALD CYPRESS	TO REMAIN	
115	8	LIVE OAK	TO BE REMOVED	STUMP
3756	21	LIVE OAK	TO REMAIN	MULTI-TRUNK
3757	30	LIVE OAK	TO REMAIN	MULTI-TRUNK
3760	16	CEDAR ELM	TO REMAIN	
3761	15	LIVE OAK	TO REMAIN	
3762	12	LIVE OAK	TO REMAIN	
3763	9	CEDAR ELM	TO REMAIN	
3764	7	BALD CYPRESS	TO BE REMOVED	
3765	8	BALD CYPRESS	TO REMAIN	
3766	7	BALD CYPRESS	TO REMAIN	
3767	7	BALD CYPRESS	TO REMAIN	
3768	13	CEDAR ELM	TO BE REMOVED	DEAD
3769	15	CEDAR ELM	TO REMAIN	
3769	10	YAUPON HOLLY	TO REMAIN	MULTI-TRUNK
3770	24	LIVE OAK	TO REMAIN	
3771	8	RED OAK	TO REMAIN	
3772	8	RED OAK	TO REMAIN	
3774	10	RED OAK	TO REMAIN	
3775	24	LIVE OAK	TO REMAIN	
3776	18	BALD CYPRESS	TO REMAIN	
3777	30	LIVE OAK	TO REMAIN	
3801	20	LIVE OAK	TO REMAIN	
3802	17	CEDAR ELM	TO REMAIN	
3803	13	BALD CYPRESS	TO BE REMOVED	

Total Caliper Inches on Site	**342**
Total Caliper Inches Removed	**58**
Total Mitigation Inches Required	**58**
Total Mitigation Inches Provided	**59**

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.02

TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. 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 THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. ALL TREE PRUNING TO BE PERFORMED UNDER THE SUPERVISION OF A LICENSED ARBORIST.

N

SCALE: 1" = 20'-0"
0 10 20 40

BELLE FIRMA
12801 N. Central Expy
Suite 1760
Dallas, Texas 75243
(214) 865-7192

Owner:
Beltway Commercial Real Estate
15280 Addison Road
Suite 301
Addison, Texas 75001
972.628.3464

Architect/Applicant:
Civitarese Morgan Architecture
3341 Regent Boulevard.
Suite 130-321
Irving, Texas 75063
214.613.0680

ARCHITECT
CIVITARESE | MORGAN
ARCHITECTURE
3341 REGENT BLVD. SUITE. 130-321
IRVING, TEXAS 75063
TEL: 214-613-0680 FAX: 469.730.3341

SEAL

REGISTERED LANDSCAPE ARCHITECT
KERRI ANN HARRIS
2246
STATE OF TEXAS
03/04/25

ARCHITECTURAL PROJECT NO.: 055-45

MEXICAN SUGAR
COCINA Y CANTINA

CASE NO. 1930-SUP

4951 BELT LINE RD.
DALLAS, TX 75254

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		

TENANT REVIEW ISSUE DATE:	01.30.25
LANDLORD REVIEW ISSUE DATE:	01.30.25
PERMIT ISSUE DATE:	01.30.25
BID ISSUE DATE:	XX.XX.25
CONSTRUCTION ISSUE DATE:	XX.XX.25

DRAWING TITLE:
TREE PRESERVATION NOTES

DRAWING NUMBER:
L1.02

ISSUED FOR PERMIT 01/30/2025

ISSUED FOR PERMIT 01/30/2025

SEATING COUNTS

INTERIOR			
DINING	TYPE	TABLE COUNT	SEAT COUNT
	2-TOPS	1	2
	4-TOPS	44	176
	6-TOPS	2	12
	8-TOPS	2	16
BAR STOOLS			31
LOUNGE			16
TOTAL INTERIOR SEATING			253
PATIO			
DINING			
	4-TOPS	13	52
TOTAL SEATING			52

OCCUPANCY CALCULATIONS

LEASE SPACE AREA: 2024 IBC — 7,333 SQ. FT
INSIDE OF EXTERIOR WALLS AND SEPARATION WALLS

OCCUPANCY CLASSIFICATION: GROUP A-2

BUILDING TYPE: TYPE V-B - SPRINKLERED

OCCUPANT LOAD:

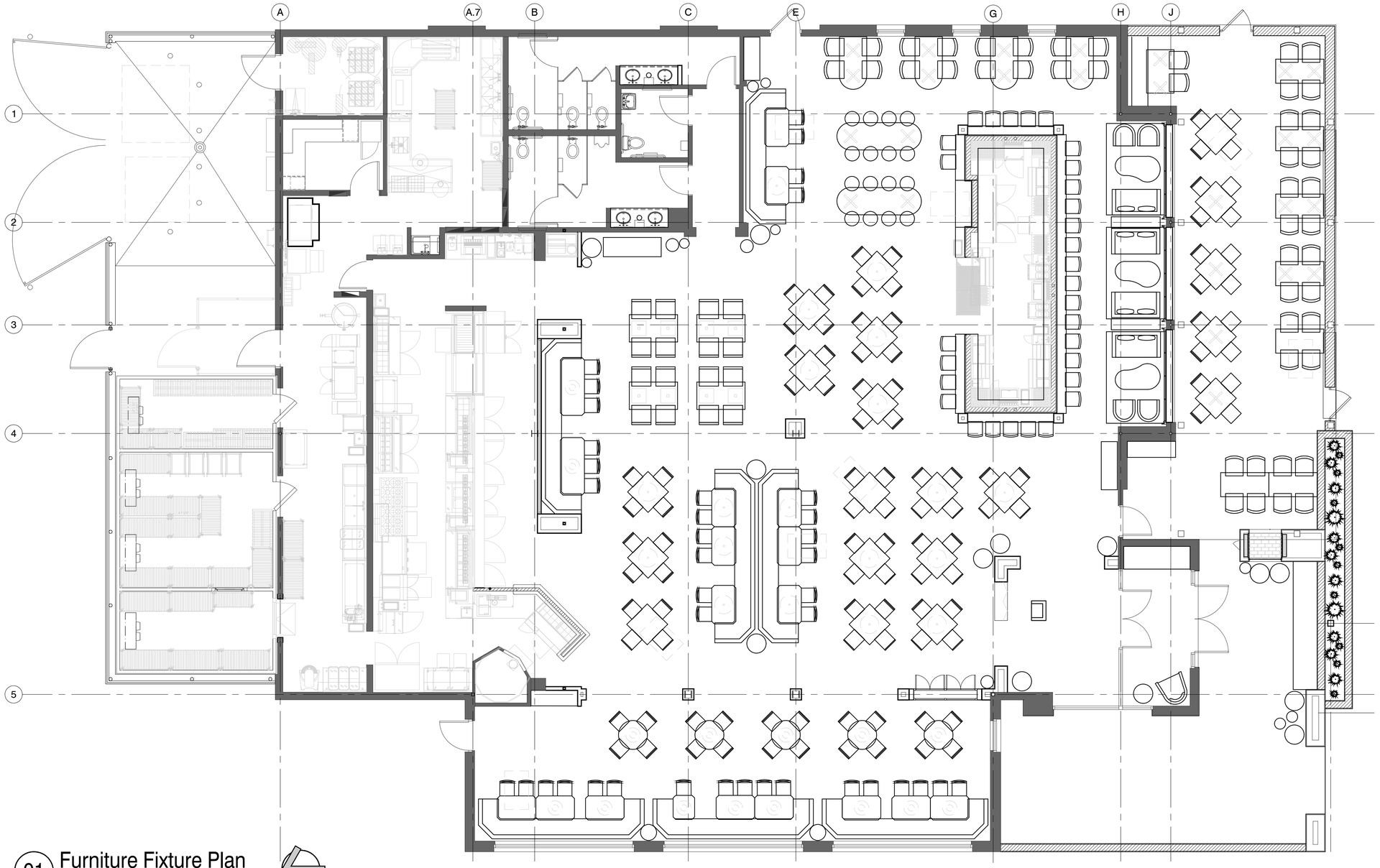
INTERIOR OCC. LOAD

KITCHEN -	1,551 SF /200	= 9
RESTROOMS -	369 SF / 0	= 0
COOLER/FREEZER	511 SF / 0	= 0
OFFICE	67 SF/ 100	= 1
WAITING	177 SF/ 5	= 36
SUBTOTAL		46
DINING INSIDE - UNCONCENTRATED	2,864 SF / 15	= 191
BANQUETTE SEATING - 24" PER SEAT	136'-0" L/F / 24"	= 68
BAR SEATING - 24" PER SEAT	60'-0" L/F / 24"	= 30
SUBTOTAL		289
DINING AREA - INSIDE (ACTUAL SEATING)		253

KITCHEN & QUEUING -	46
DINING INSIDE - UNCONCENTRATED	191
BANQUETTE SEATING - 24" PER SEAT	68
BAR SEATING - 24" PER SEAT	30
TOTAL INTERIOR OCC. LOAD	335

PATIO OCC. LOAD

DINING PATIO - UNCONCENTRATED	952 SF / 15	= 64
DINING AREA - PATIO (ACTUAL SEATING)		52
TOTAL ACTUAL SEAT COUNT:		305



01 Furniture Fixture Plan
SCALE: 3/16" = 1'-0"

NORTH

ARCHITECT

CIVITARESE | MORGAN
ARCHITECTURE
3341 REGENT BLVD. SUITE. 130-321
IRVING, TEXAS 75063
TEL: 214-613-0680 FAX: 469.730.3341

SEAL

REGISTERED ARCHITECT
THOMAS M. MORGAN
9415
STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS M. MORGAN NO. 9415 EXPIRES 09/30/25

03-04-2025

ARCHITECTURAL PROJECT NO.: 055-45

MEXICAN SUGAR
COCINA Y CANTINA

CASE NO. 1930-SUP

4951 BELT LINE RD.
DALLAS, TX 75254

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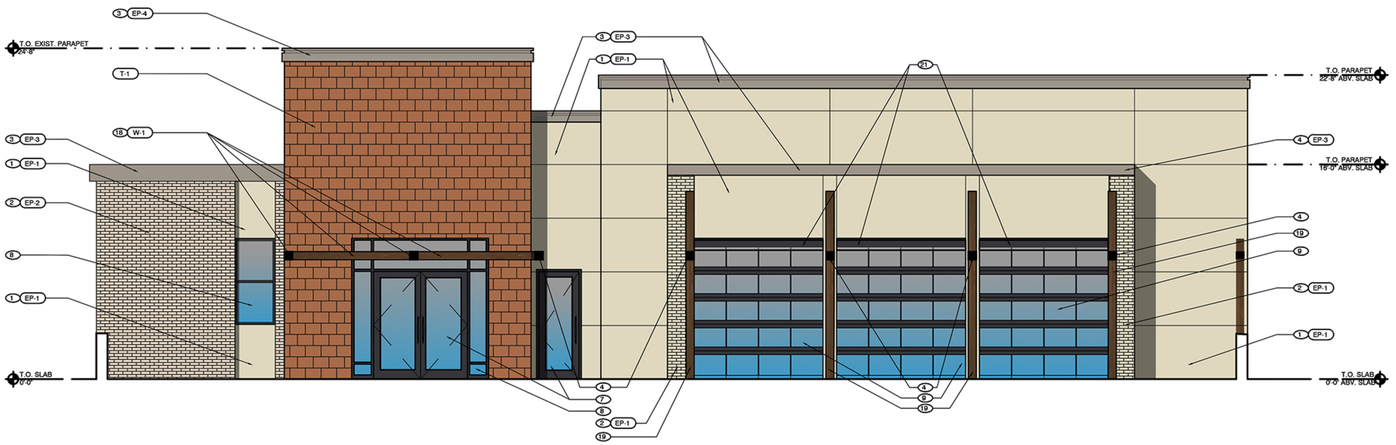
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PERMIT ISSUE DATE:	01.30.25
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CONSTRUCTION ISSUE DATE:	XX.XX.25

DRAWING TITLE:
FURNITURE & FURNISHINGS PLAN

DRAWING NUMBER:
A2.7

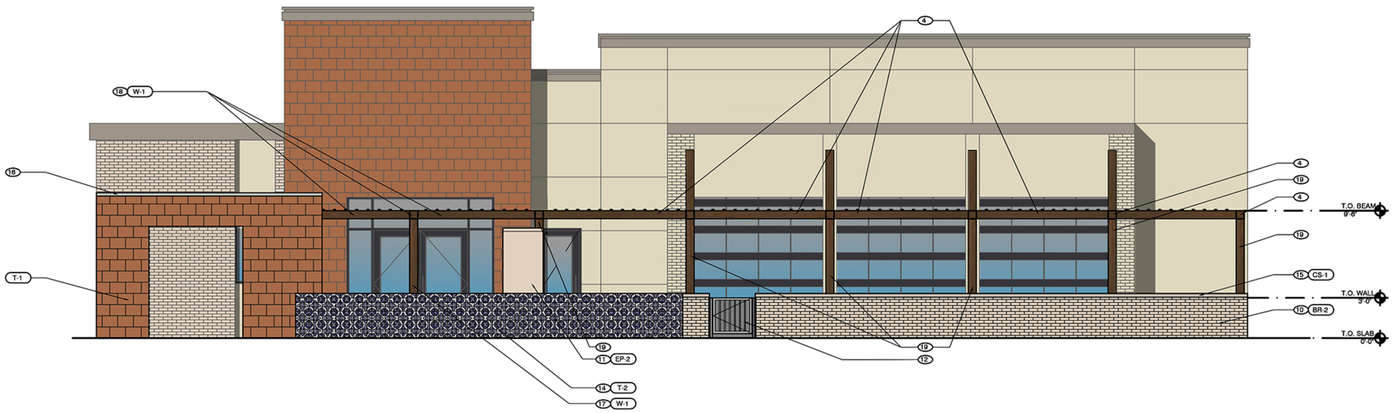
ISSUED FOR PERMIT 01/30/2025

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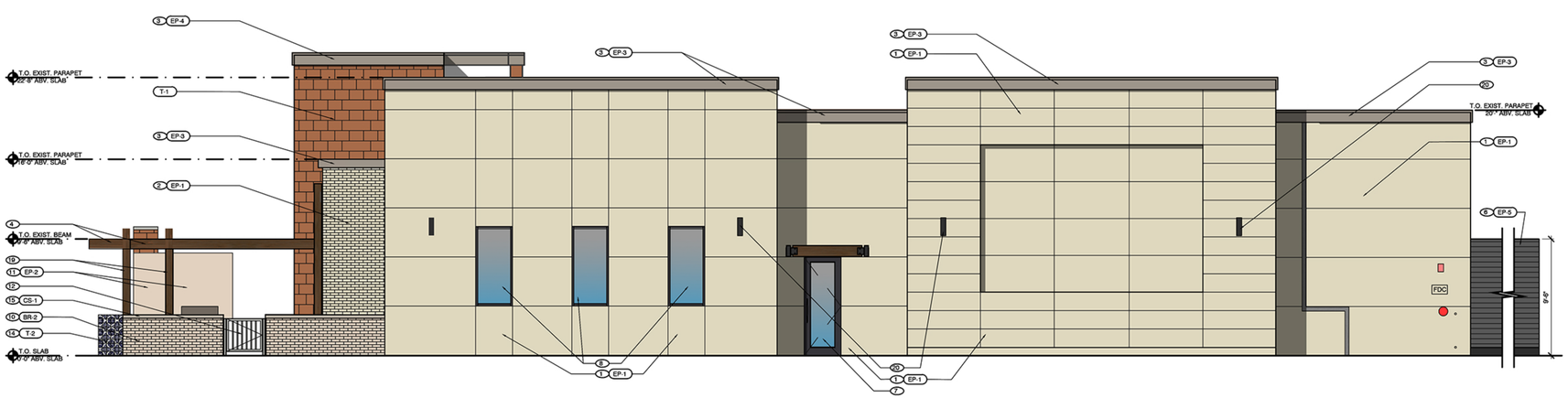
01 Exterior Elevation - South

SCALE: 3/16" = 1'-0"



02 Exterior Elevation - South

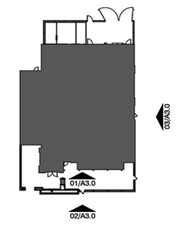
SCALE: 3/16" = 1'-0"



03 Exterior Elevation - East

SCALE: 3/16" = 1'-0"

KEY PLAN



KEYNOTES

X	DESCRIPTION
1	EXIST. E.I.F.S. FINISH
2	EXIST. BRICK FINISH
3	EXIST. MTL. COPING
4	EXIST. HEAVY TIMBER BEAM
5	EXIST. METAL TRASH ENCLOSURE GATE
6	EXIST. METAL TRASH ENCLOSURE
7	EXIST. DOOR
8	EXIST. WINDOW
9	EXIST. GARAGE DOOR
10	PATIO LOW WALL
11	FIREPLACE WALL
12	PATIO GATE
13	EXIST. MECHANICAL SCREENING
14	PLANTER LOW WALL
15	WALL CAP
16	MTL. COPING CAP
17	HEAVY TIMBER POST TO MATCH EXIST.
18	HEAVY TIMBER BEAM TO MATCH EXIST.
19	EXIST. HEAVY TIMBER POST
20	EXTERIOR LIGHT FIXTURE
21	AIR CURTAIN

EXTERIOR FINISHES

X-X	DESCRIPTION
	PAINT
EP-1	MANUFACTURER: JH PAINTS COLOR / FINISH: COLOR MATCH JH PAINTS 106, FLAT
EP-2	MANUFACTURER: SOURCED LOCALLY COLOR / FINISH: LIME WASH, FLAT
EP-3	MANUFACTURER: JH PAINTS COLOR / FINISH: COLOR MATCH JH PAINTS 109, FLAT
EP-4	MANUFACTURER: JH PAINTS COLOR / FINISH: COLOR MATCH JH PAINTS 109,FLAT
EP-5	MANUFACTURER: SHERWIN WILLIAMS COLOR: SHERWIN WILLIAMS PEPPERCORN SW 7674, MATTE
	EXTERIOR TILE
ET-1	MANUFACTURER: CLAY IMPORTS STYLE: KNOTCH COLOR: SATIN ANTIQUE SATIN VARIATION LEVEL 3 SIZE: 10" x 14" GROUT: GRAY / NON-PIGMENTED
ET-2	MANUFACTURER: LA FUENTE STYLE: TALAVERA - CRUZ ELEGANTE COLOR: BLUE AND WHITE GROUT: MAPEI, BISCUIT #14 SIZE: 4 1/4" x 4 1/4"
	BRICK
BR-2	SUPPLIER: FRONT BURNER PRODUCT: THIN BRICK - USE LEFTOVER BRICK FROM PLANO LOCATION GROUT: GRAY / NON-PIGMENTED NOTES: PATIO LOW WALL FACING PARKING LOT
	WOOD
EW-1	MANUFACTURER: SOURCED LOCALLY STYLE: TO MATCH EXISTING COLOR: TO MATCH EXISTING MATERIAL AND STAIN. NOTES: PATIO COVER PERGOLA
	WOOD VENEER
SF-1	MANUFACTURER: SOURCED LOCALLY STYLE: BAMBOO - PALO DE ARCO COLOR: T.B.D. NOTES: INSTALLED OVER EXISTING PERGOLA
	CAST STONE
CS-1	MANUFACTURER: TBD PRODUCT: CAST STONE CAP, 12" W x 4" H COLOR: NATURAL LIMESTONE NOTES: PATIO LOW WALL CAP

CONTACT INFORMATION

- **OWNER:**
  MEXICAN SUGAR ADDISON, LLC
  16400 DALLAS PKWY, SUITE 100
  DALLAS, TX 75248
- **ARCHITECT:**
  CIVITARESE MORGAN ARCHITECTURE
  3341 REGENT BLVD.
  STE 130-321
  IRVING, TEXAS 75063
  TEL.: 214.613.0680
  FACSIMILE: 469.730.3341
  CONTACT: RICK CIVITARESE

FACADE PLAN NOTES

- ☐ THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES 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
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- ☐ ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL

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ARCHITECTURE
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SEAL

REGISTERED ARCHITECT
THOMAS M. MORGAN
9415
STATE OF TEXAS

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01-30-2025

ARCHITECTURAL PROJECT NO.: 055-45

MEXICAN SUGAR
COCINA Y CANTINA

CASE NO. 1930-SUP

4951 BELT LINE RD.
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DRAWING TITLE:

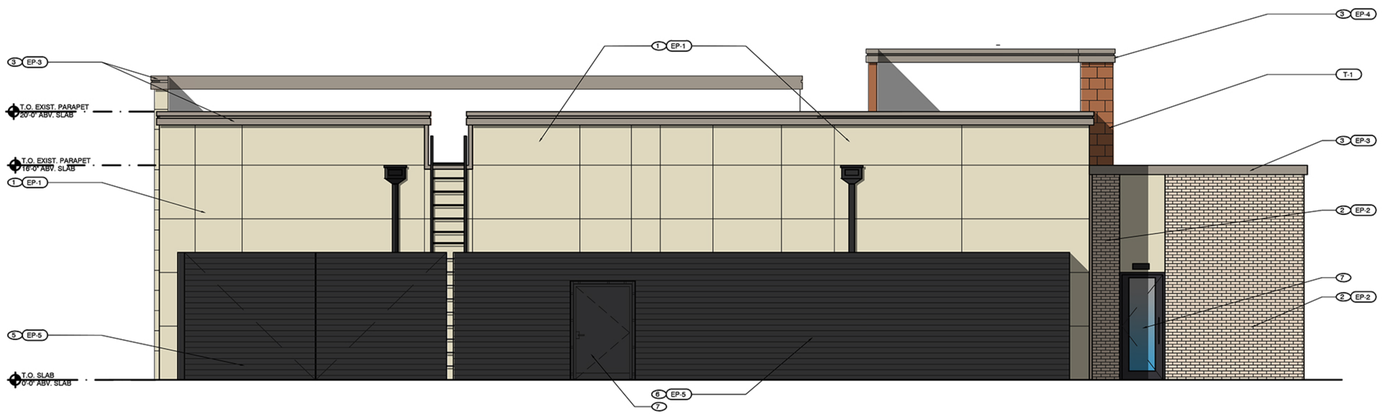
EXTERIOR ELEVATIONS

DRAWING NUMBER:

A3.0

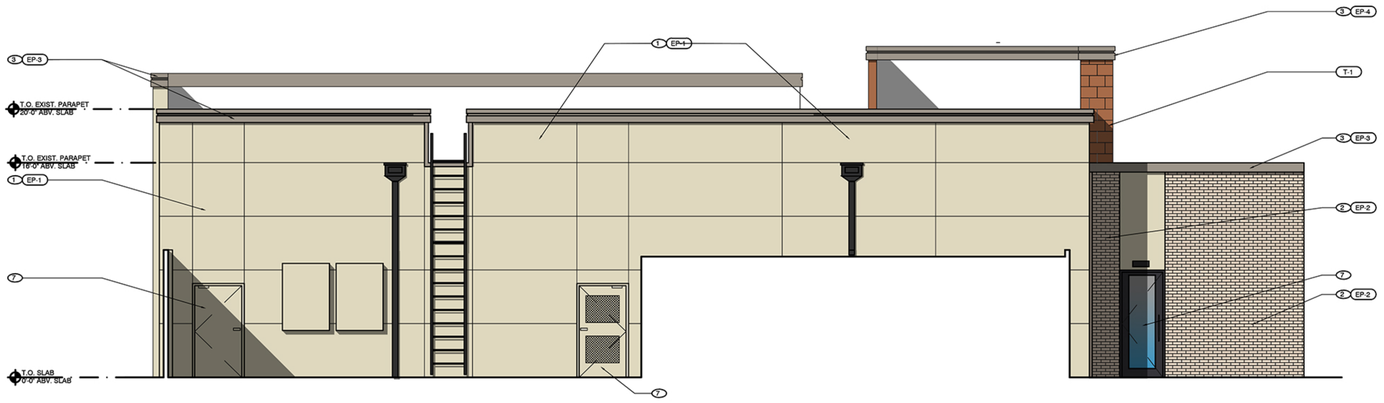
ISSUED FOR PERMIT 01/30/2025

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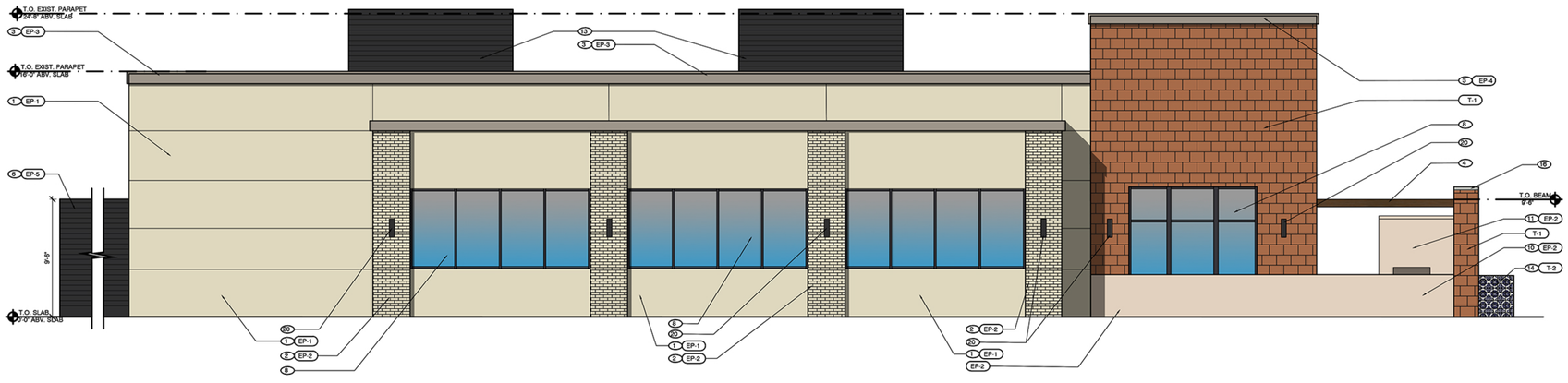
01 Exterior Elevation - North

SCALE: 3/16" = 1'-0"



02 Exterior Elevation - North

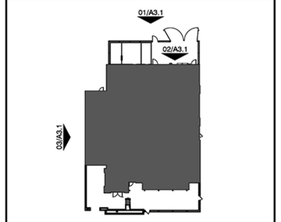
SCALE: 3/16" = 1'-0"



03 Exterior Elevation - West

SCALE: 3/16" = 1'-0"

KEY PLAN



KEYNOTES

X	DESCRIPTION
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3	EXIST. MTL. COPING
4	EXIST. HEAVY TIMBER BEAM
5	EXIST. METAL TRASH ENCLOSURE GATE
6	EXIST. METAL TRASH ENCLOSURE
7	EXIST. DOOR
8	EXIST. WINDOW
9	EXIST. GARAGE DOOR
10	PATIO LOW WALL
11	FIREPLACE WALL
12	PATIO GATE
13	EXIST. MECHANICAL SCREENING
14	PLANTER LOW WALL
15	WALL CAP
16	MTL. COPING CAP
17	HEAVY TIMBER POST TO MATCH EXIST.
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X-X	DESCRIPTION
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BR-2	SUPPLIER: FRONT BURNER PRODUCT: USE LEFTOVER BRICK FROM MEXICAN SUGAR PLANO GROUT: GRAY / NON-PIGMENTED NOTES: PATIO LOW WALL FACING PARKING LOT
	WOOD
EW-1	MANUFACTURER: SOURCED LOCALLY STYLE: TO MATCH EXISTING COLOR: TO MATCH EXISTING MATERIAL AND STAIN. NOTES: PATIO COVER PERGOLA
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  16400 DALLAS PKWY, SUITE 100
  DALLAS, TX 75248

- **ARCHITECT:**

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  TEL.: 214.613.0680
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ARCHITECT

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ARCHITECTURE
3341 REGENT BLVD. SUITE. 130-321
IRVING, TEXAS 75063
TEL: 214-613-0680 FAX: 469.730.3341

SEAL



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01-30-2025

ARCHITECTURAL PROJECT NO.: 055-45

MEXICAN SUGAR
COCINA Y CANTINA

CASE NO. 1930-SUP

4951 BELT LINE RD.
DALLAS, TX 75254

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DRAWING TITLE:

EXTERIOR ELEVATIONS

DRAWING NUMBER:

A3.1

ISSUED FOR PERMIT 01/30/2025

ISSUED FOR PERMIT 01/30/2025

City Council Regular Meeting **6. a.**

Meeting Date: 04/08/2025

Department: Airport

Key Focus Areas: Infrastructure Development and Maintenance

AGENDA CAPTION:

Present, discuss, and consider action on a Resolution approving an agreement with McMahon Contracting, LP for the demolition and reconstruction of Jimmy Doolittle Drive at Addison Airport and authorizing the City Manager to execute the contract in an amount not to exceed $1,513,716.70.

BACKGROUND:

The purpose of this item is to award a contract for the demolition and reconstruction of Jimmy Doolittle Drive, a public street in disrepair providing access to the Addison Airport Administration and the U.S. Customs and Border Protection facility. Built in the late 1960s, the road has reached the end of its lifespan.

In November 2022, the Town hired Garver, LLC, for the design and bidding for the reconstruction project. This project will stretch from Addison Road to Million Air's terminal. To prevent delays and extra costs during construction, the Town relocated all franchise utilities along the road.

Three qualified bids were received on December 5, 2024. After review, McMahon was selected based on their qualifications and bid amount.The contract with McMahon Contracting, LP covers the demolition and reconstruction of the drive to Town standards, including: concrete pavement, curbs, sidewalks, utility upgrades, water main and storm drain installation, and final site restoration. If approved, construction is expected to commence in May 2025 and is anticipated to be completed within 150 calendar days.

FISCAL IMPACT

After McMahon was selected as the preferred bidder, negotiations were conducted for a modified scope of work and pricing for Add Alternative 1, which included utilities for the future Airport monument sign and landscaping at the entrance of Jimmy Doolittle Drive. The table below outlines the revised cost for infrastructure support for the addition of the Town of Addison monument sign.

BID SUMMARY		
Description	Engineers Estimate	McMahon Contracting, LP
Base Bid	$1,969,270.00	$1,470,414.60
Additive Alternate 1 - REVISED	$95,145.00	$43,302.10
TOTAL	**$2,064,415.00**	**$1,513,716.70**

The final contract amount of $1,513,716.70 is less than the engineer's estimate of $2,064,415. The Airport Fund is the sole source of funding for the reconstruction of Jimmy Doolittle Drive.

RECOMMENDATION

Administration recommends approval.

Attachments

Presentation - McMahon Agreement (Jimmy Doolittle)

Resolution - McMahon Agreement (Jimmy Doolittle)

Jimmy Doolittle Project Area

Bid 25-01 Recommendation of Award

Addison Airport (ADS)
Jimmy Doolittle Drive

April 8, 2025

Sara Andrews, PE
Garver

Background


ADDISON AIRPORT OFFICES
ADDISON
KELLER SPRINGS RD
ADDISON RD
MILLION AIR INTERNATIONAL RAMP
JIMMY DOOLITTLE DR
ADDISON RD

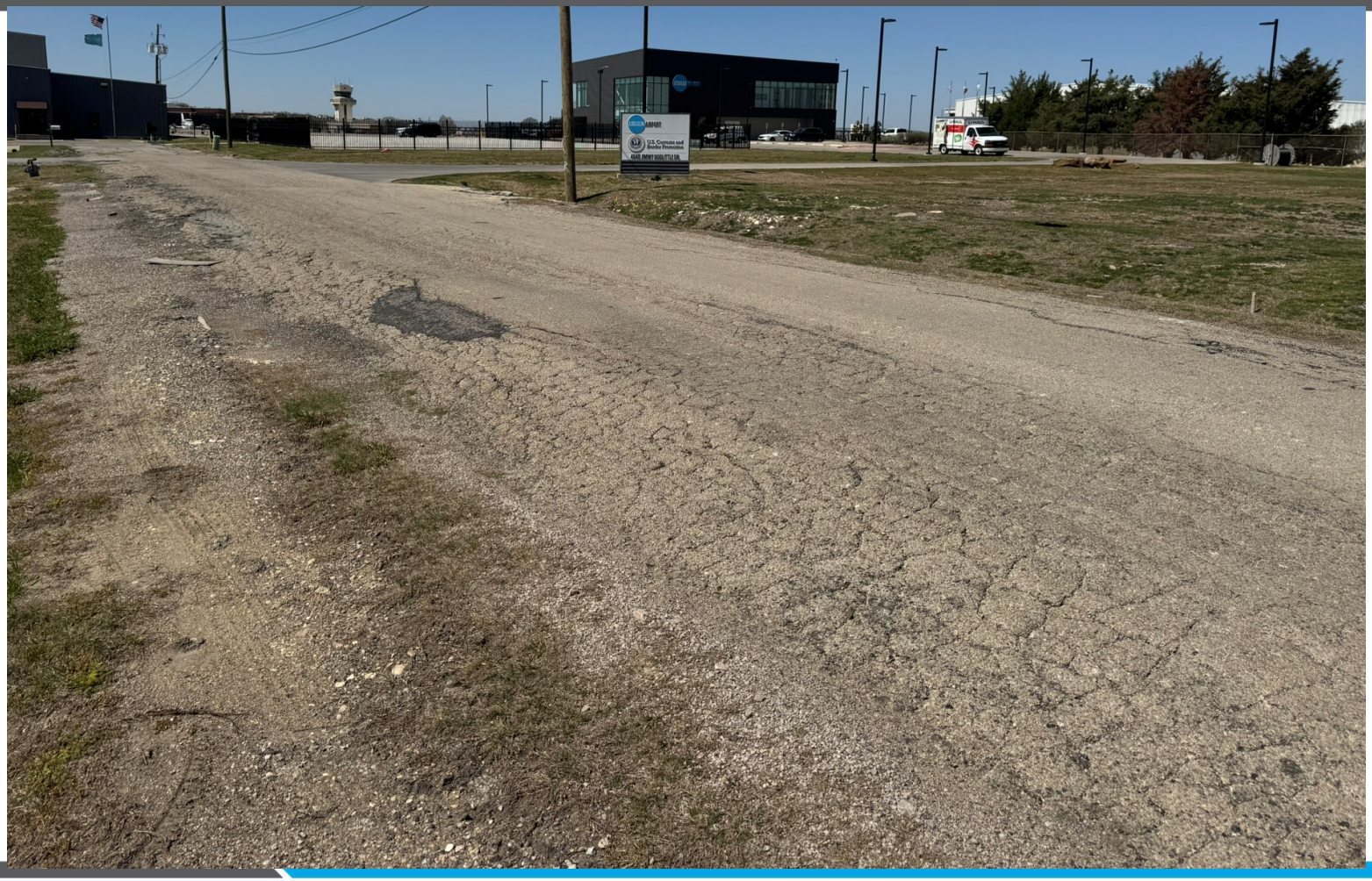
ADS Offices and Customs Facility



Existing Conditions



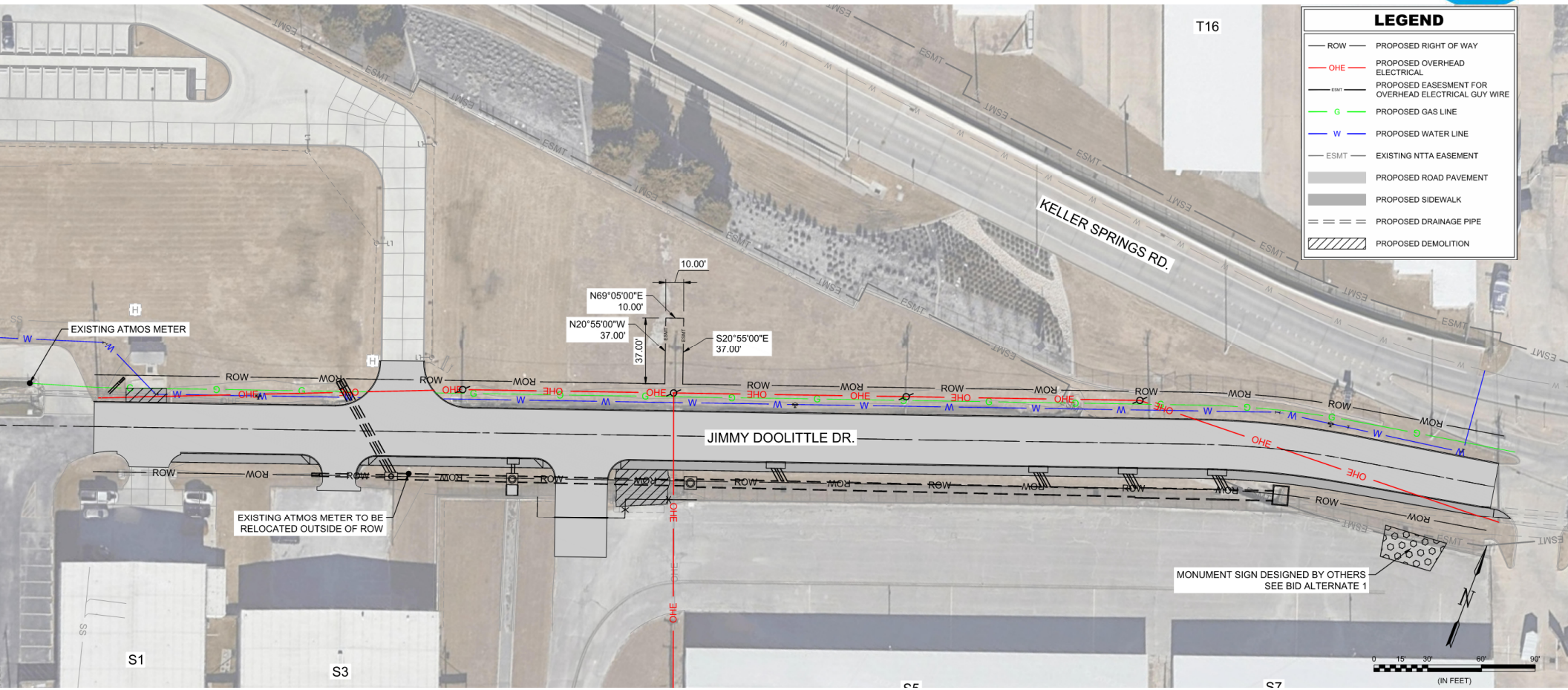
Existing Conditions



Existing Conditions



Recommendations



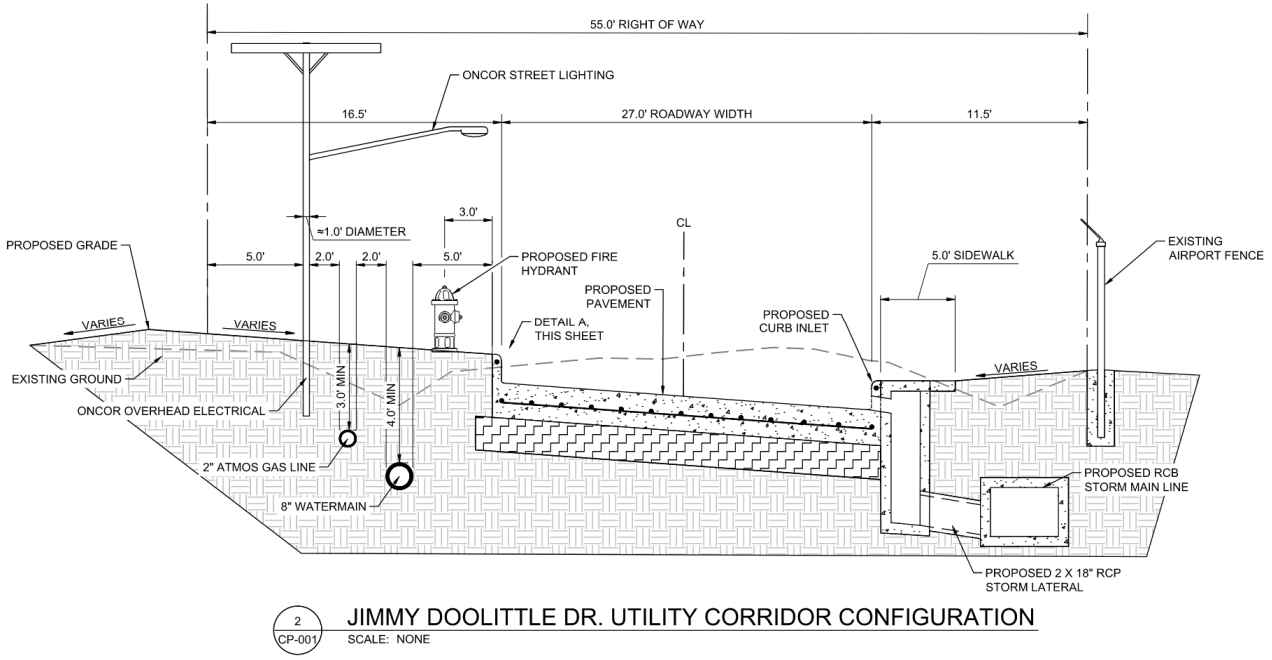
Recommendations

- Reconstruction of Jimmy Doolittle to meet Town typical section standards

- Town of Addison Involvement
  - Airport
  - Public Works and Engineering
  - Procurement
  - Parks and Landscaping

- Bid for Construction in December 2024
  - Received 3 bids

- Construction Start in May 2025
  - 150 Calendar Days
  - Anticipated Completion October 2025



Next Steps

CONSTRUCTION COSTS		
MCMAHON CONTRACTING, LP	=	$1,513,716.70
GARVER	=	$95,300.00
GEE CONSULTANTS, INC.	=	$24,500.00
TOTAL	**=**	**$1,633,516.70**

- Total project cost to be funded by **Airport Fund**
- Approve Resolution approving a contract with **McMahon Contracting, LP** for construction in the amount of **$1,513,716.70**
- Approve Resolution approving a contract with **Garver, LLC** for construction phase service in the amount of **$95,300.00**
- Execute a contract pending the approval of this construction contract with **Gee Consultants** to perform construction materials testing service in the amount of **$24,500.00**

Questions

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, APPROVING AN AGREEMENT WITH MCMAHON CONTRACTING LP FOR THE DEMOLITION AND RECONSTRUCTION OF JIMMY DOOLITTLE DRIVE IN AN AMOUNT NOT TO EXCEED $1,513,716.70; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to authorize an agreement with McMahon Contracting, LP, for the demolition and reconstruction of Jimmy Doolittle Drive at Addison Airport in accordance with the City's requirements.

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

SECTION 1. The City Council hereby approves the agreement between the Town of Addison and McMahon Contracting LP for the demolition and general reconstruction of Jimmy Doolittle Drive at Addison Airport in an amount not to exceed $1,513,716.70, a copy of which is attached to this Resolution as **Exhibit A**. The City Manager is hereby authorized to execute the agreement.

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

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***8th*** day of ***APRIL*** **2025.**

TOWN OF ADDISON, TEXAS

_____
Bruce Arfsten, Mayor

ATTEST:

_____
Valencia Garcia, City Secretary

EXHIBIT A

CONSTRUCTION SERVICES AGREEMENT
JIMMY DOOLITTLE DRIVE RECONSTRUCTION
(Bid #25-01)

This CONSTRUCTION SERVICES AGREEMENT ("Agreement") is made as of the Effective Date by and between **McMahon Contracting, LP**, hereinafter called "Contractor", and the **Town of Addison, Texas**, hereinafter called "City".

RECITALS

WHEREAS, City desires Contractor to perform certain work and services set forth in Section 1 (the "Scope of Services"), and

WHEREAS, Contractor has expressed a willingness to perform said work and services, hereinafter referred to only as "services", specified in the Contract Documents and Section 1 of this Agreement.

NOW, THEREFORE, for and in consideration of the covenants and promises made one to the other herein, City and Contractor agree as follows:

Section 1. Scope of Services

Upon issuance of a written notice to proceed by City, Contractor agrees to provide to City the necessary services, labor, materials, equipment and supplies to perform the Jimmy Doolittle Drive Reconsturction (the "Project"), such services being more fully described herein and pursuant to the plans and specifications identified in the Contract Documents.

Section 2. Term of Agreement

The term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and shall continue until Contractor completes the services required herein to the satisfaction of City and has been paid in full by City, unless sooner terminated in conformance with this Agreement.

Section 3. Contract Documents

(a) This Agreement is a part of the "Contract Documents", which include:

(1) This Agreement, including all exhibits and addenda hereto;
(2) City's plans, specifications, and all other contract documents for the Project contained in City's Bid #25-01;
(3) City's written notice(s) to proceed to the Contractor;
(4) Properly authorized change orders;
(5) Contractor's Bid Proposal ("Proposal" and/or "Response"); and
(6) Any other materials distributed by the City that relate to the Project.

In the event there exists a conflict between any term, provision and/or interpretation of the Contract Documents, the documents shall take precedent and control in the order listed above in this section (which shall supersede any conflicting provision concerning priority of contract documents contained in the Bid Packet). If discrepancies are found that may impact Contractor's performance of the services for the Project, it shall be the Contractor's obligation to seek clarification as to which requirements or provisions control before undertaking any work on that component of the Project. Should the Contractor fail or refuse to seek a clarification of such conflicting or inconsistent requirements or provisions prior to any work on that

component of the Project, the Contractor shall be solely responsible for the costs and expenses - including additional time - necessary to cure, repair and/or correct that component of the Project.

Section 4. Contractor Obligations

(a) Performance of Services. To the extent reasonably necessary for Contractor to perform the services under this Agreement, Contractor shall be authorized to engage the services of any agents, assistants, persons, or corporations that Contractor may deem proper to aid or assist in the performance of the services under this Agreement with the prior written approval of City. The cost of such personnel and assistance shall be a reimbursable expense to Contractor only if authorized in writing in advance by City. Unless otherwise agreed, Contractor shall provide and pay for all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and all water, light, power, fuel, transportation and all other facilities necessary for the execution and completion of the work covered by the Scope of Services.

(b) Quality Materials. Unless otherwise specified, all materials shall be new and both workmanship and materials shall be of a good quality. Contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials. Materials or work described in words that so applied have well known, technical or trade meaning shall be held to refer to such recognized standards. Contractor shall be responsible for the professional quality, technical accuracy, and the coordination of all materials, construction, installation and other services furnished by Contractor under this Agreement. Contractor shall, without additional compensation, correct or revise any errors or deficiencies in the installation and construction of the Project components to conform as shown in the Project drawings and specifications.

(c) Additional Services. Payment for extra work shall be as agreed in the work order. Should City require additional services not included under this Agreement, Contractor shall make reasonable effort to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by City; and without decreasing the effectiveness of the performance of services required under this Agreement. All minor details of the work not specifically mentioned in the Scope of Services or Contract Documents but obviously necessary for the proper completion of the work, such as the proper connection of new work to old, shall be considered as incidental to and a part of the work for which the prices are set forth in this Agreement. Contractor will not be entitled to any additional compensation therefor unless specifically stated otherwise. Otherwise the terms "extra work" and "additional services" as used in this Agreement shall be understood to mean and include all work that may be required by City to be done by Contractor to accomplish any alteration or addition to the work as shown on the Project plans and drawings. It is agreed that Contractor shall perform all extra work under the direction of the City's representative when presented with a written work/change order signed by the City's representative, subject, however, to the right of Contractor to require written confirmation of such extra work order by City. No claims for extra services, additional services or changes in the services whatsoever, including any change in pricing or time for performance related to the services will be made by Contractor without first obtaining the City's written agreement and approval of a work/change order reflecting the same.

(d) Independent Contractor. It is understood and agreed by and between the parties that Contractor, while performing under this Agreement, is acting independently, and that City assumes no responsibility or liabilities to any third party in connection with Contractor's actions. All services to be performed by Contractor pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of City. Contractor shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. There is no intended third-party beneficiary to this Agreement.

(e) Inspection of Records. Contractor grants City and its designees the right to audit, examine or inspect, at City's election, all of Contractor's Records relating to the performance of services under this Agreement, during the term of the Agreement and any retention period herein. City's audit, examination or

inspection of Contractor's Records may be performed by a City designee, which may include its internal auditors or an outside representative engaged by City. Contractor agrees to retain Contractor's Records for a minimum of four (4) years following termination of the Agreement, unless there is an ongoing dispute under the contract; then, such retention period shall extend until final resolution of the dispute. "Contractor's Records" shall include any and all information, materials and data of every kind and character generated as a result of the services under this Agreement. City agrees that it will exercise its right to audit, examine or inspect Contractor's Records only during regular business hours. Contractor agrees to allow City and its designees access to all of Contractor's Records, Contractor's facilities and the current or former employees of Contractor, deemed necessary by City or its designee(s), to perform such audit, inspection or examination.

(f) Certification of No Conflicts. Contractor hereby warrants to the City that Contractor has made full disclosure in writing of any existing or potential conflicts of interest related to Contractor's services under this Agreement. In the event that any conflicts of interest arise after the Effective Date of this Agreement, Contractor hereby agrees immediately to make full disclosure to the City in writing.

(g) No Waiver of City's Rights. Neither City's review, approval or acceptance of, nor payment for any of the services required under this Agreement, shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and Contractor shall be and remain liable to City in accordance with applicable law for all damages to City caused by Contractor's negligent performance of any of the services furnished under this Agreement.

(h) Rights-of-Access. City will obtain or furnish right-of-access to the Project site for Contractor to perform any required studies, surveys, tests or other necessary investigations in relation to the Scope of Services. Contractor will take all necessary and reasonable precautions to minimize damage to all personal and real property in the performance of such surveys, tests, studies and investigations.

(i) Compliance with Laws. Contractor shall comply with all laws, ordinances, rules and regulations governing Contractor's performance of this Agreement.

Section 5. Payment

(a) Compensation; Method of Payment. City agrees to pay Contractor for all services authorized in writing and properly performed by Contractor in a total amount not to exceed **One Million, Five-hundred and thirteen thousand, Seven-hundred and sixteen dollars and Seventy cents ($ 1,513,716.70)** ("Contract Price"), subject to additions or deletions for changes or extras agreed upon in writing. Unless otherwise provided herein, payment to Contractor shall be monthly based on the Contractor's monthly progress report and detailed monthly itemized statement for services that shows the names of the Contractor's employees, agents, Contractors performing the services, the time worked, the actual services performed, and the rates charged for such services, in a form reasonably acceptable to City. City shall pay such monthly statements within thirty (30) days after receipt and City verification of the services.

(b) Deductions; Withholding. City may deduct from any amounts due or to become due to Contractor any sum or sums owing by Contractor to City. In the event of any breach by Contractor of any provision or obligation of this Agreement, or in the event of the assertion by other parties of any claim or lien against City, or the City's premises, arising out of Contractor's performance under this Agreement, City shall have the right to retain out of any payments due or to become due to Contractor an amount sufficient to completely protect the City from any and all loss, damage or expense therefrom, until the breach, claim or lien has been satisfactorily remedied or adjusted by Contractor. Additionally, City may, on account of subsequently discovered evidence, withhold the whole or part of any payment to such extent as may be necessary to protect itself from loss on account of:

(1) defective work not remedied;

(2) claims filed or reasonable evidence indicating possible filing of claims;
(3) failure of Contractor to make payments promptly to subContractors or for material or labor which City may pay as an agent for the Contractor; or
(4) damages to another Contractor or subcontractor.

When the above grounds are removed, or Contractor provides a surety bond or letter of credit satisfactory to City (to be determined in City's sole discretion) which will protect City in the amount withheld because of said grounds, City will release the amounts withheld.

Section 6. Performance Schedule

(a) Time for Performance. Contractor shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with City's requirements. The time for performance under this Agreement is **one hundred and fifty (150)** calendar days. Accordingly, Contractor shall complete all work related to the Project on or before **one hundred and sixty (160)** calendar days following the date of City's written notice to proceed to Contractor.

(b) Extentioins; Written Request Required. No allowance of any extension of time, for any cause whatever (including an event of Force Majeure), shall be claimed by or granted to Contractor, unless (i) Contractor shall have made written request to City for such extension within forty-eight (48) hours after the cause for such extension occurred, and (ii) City and Contractor have agreed in writing that such additional time shall be granted. As used in this section, the term "Force Majeure" shall mean that Contractor's performance of the services under this Agreement is prevented or delayed, in whole or in part, to such an extent that Contractor would not be able to complete the services (or any partial component thereof) within the time for performance set forth herein by reason of or through work strikes, stoppage of labor, riot, fire, flood, acts of war, insurrection, court judgment, act of God, pandemic, or other specific cause reasonably beyond Contractor's control and not attributable to its malfeasance, neglect or nonfeasance. Should Contractor timely request an extension of time due to an event of force majeure under this section, City and Contractor may agree in writing to suspended Contractor's performance until such disability to perform (other than a payment obligation) is removed; provided, that Contractor shall use commercially reasonable efforts to remove any such causes and resume performance of the services under this Agreement as soon as reasonably practicable.

(c) Costs of Delay. Contractor understands and agrees that time is of the essence of this contract, and that for each day of delay beyond the number of calendar days agreed upon for the completion of the work herein specified and contracted for (after due allowance for such extension of time as may otherwise be provided for extension of time herein), the Owner may withhold permanently from the Contract Price an amount equal to **$750** per day, which the parties agree represents a reasonable estimation of the actual costs that would be incurred by the City in the event of such delay. In the event Contractor's performance under this Agreement is delayed or interfered with, regardless of reason, Contractor shall not be entitled to any increase in fee or price, or to damages or additional compensation as a consequence of such delays.

Section 7. Ownership of Project; Bill of Sale; No Liens

(a) Title of Ownership. Contractor warrants that title to all services, including all equipment and materials incorporated into the Project, will pass to City no later than the time of final payment. Contractor further warrants that upon payment by City, all services for which payments have been received from City shall be free and clear of liens, claims, security interests or other encumbrances in favor of Contractor or any other person or entity whatsoever.

(b) Assignment; Bill of Sale. Contractor agrees, no later than the time of completion of the Project, to assign to City all manufacturer's warranties relating to equipment, materials and labor used in the

Project and further agrees it will at all times perform the services in a manner that will, to the greatest extent possible, preserve all manufacturer's warranties. If necessary as a matter of law, Contractor may retain the right to enforce directly any such manufacturers' warranties during the one year period following the date of acceptance of the Project by City; provided, that City's rights related to the same shall not be subordinate to Contractor's enforcemet rights.

CONTRACTOR AGREES TO INDEMNIFY, DEFEND, AND SAVE CITY HARMLESS FROM ALL CLAIMS RELATED TO ANY DEMANDS OF SUBCONTRACTORS, LABORERS, WORKMEN, MECHANICS, MATERIALMEN, AND SUPPLIERS OF MACHINERY AND PARTS THEREOF, EQUIPMENT, POWER TOOLS, ALL SUPPLIES ARISING OUT OF THE PERFORMANCE OF THIS AGREEMENT. CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE THAT ALL OBLIGATIONS DESCRIBED HEREIN HAVE BEEN PAID, DISCHARGED OR WAIVED UPON CITY'S WRITTEN REQUEST.

Section 8. Default; Termination; Abandonment

(a) Default by Contractor. Should Contractor fail to comply with any term or condition this Agreement applicable to Contractor, or become disabled and unable to comply with any provisions of this Agreement related to the quality or character of the services or time of performance, Contractor shall be deemed in default of this Agreement. If such default is not corrected within ten (10) days after written notice by City to Contractor, City may, at its sole discretion and without prejudice to any other right or remedy:

(1) terminate this Agreement and be relieved of any further payment or consideration to Contractor except for all services determined by City to be satisfactorily completed prior to such termination. Payment for work satisfactorily completed shall be for actual costs incurred and non-refundable, including reasonable salaries and travel expenses of Contractor to and from meetings called by City at which Contractor is required to attend, but shall not include any loss of profit of Contractor. City may further proceed to complete the services in any manner deemed proper by City, either by the use of its own forces or by resubletting to others; or

(2) City may, without terminating this Agreement or taking over the services, furnish the necessary materials, equipment, supplies and/or help necessary to remedy the situation, at Contractor's sole expense.

(b) Suspension or Termination by City. City may suspend or terminate this Agreement for cause or without cause at any time by giving written notice to Contractor. In the event suspension or termination is without cause, payment to Contractor, in accordance with the terms of this Agreement, will be made based on services reasonably determined by City to be satisfactorily performed as of the date of suspension or termination. Such payment will become payable upon delivery of all instruments of service to City and City's acceptance of the same. If City requires a modification of the services under this Agreement, and in the event City and Contractor fail to agree upon such modification(s), City shall have the option of terminating this Agreement and Contractor's services hereunder at no additional cost other than the payment to Contractor in accordance with the terms of this Agreement for the services reasonably determined by City to be properly performed prior to such termination date.

(c) Abandonment. If Contractor should abandon and fail or refuse to resume work within ten (10) days after written notification from the City, or if Contractor fails to timely comply with the orders of the City, when such orders are consistent with the Contract Documents, then, and in that case, where a performance bond(s) exists, the surety on the bond(s) may be notified in writing by City and directed to complete the work (at City's sole discretion), and a copy of said notice shall be delivered to Contractor. After receiving said notice of abandonment, Contractor shall not remove from the work any machinery, equipment, tools, materials

or supplies then on the job, but the same, together with any materials and equipment under contract for the work, may be held for use on the work by the City or the surety on the performance bond, or another Contractor in completion of the work; and Contractor shall not receive any rental or credit therefor, having hereby acknowledged that the use of such equipment and materials will ultimately reduce the cost to complete the work and be reflected in the final settlement. In the event a surety fails to comply with City's written notice provided for herein, then the City may provide for completion of the work in either of the following elective manners:

(1) the City may employ such labor and use such machinery, equipment, tools, materials and supplies as said City may deem necessary to complete the work and charge the expense of such labor, machinery, equipment, tools, materials and supplies to Contractor, which shall be deducted and paid by City out of such amounts as may be due, or that may thereafter at any time become due to the Contractor under this Agreement. In case such expense is less than the sum which would have been payable under this Agreement if the same had been completed by the Contractor, then Contractor shall receive the difference. In case such expense is greater than the sum which would have been payable under this Agreement if the same had been completed by said Contractor, then the Contractor and/or its surety (ies) shall pay the amount of such excess to the City; or

(2) the City may (under sealed bids when and in the manner required by law) let the contract to another Contractor for the completion of the work under substantially the same terms and conditions which are provided in this Agreement. In the case of any increase in cost to the City under the new contract as compared to what would have been the cost under this Agreement, such increase shall be charged to the Contractor and its surety (ies) shall be and remain bound therefor. However, should the cost to complete any such new contract prove to be less than what would have been the cost to complete under this Agreement, the Contractor and/or its surety (ies) shall be credited therewith.

(d) Remedies Cumulative. The remedies in this section are cumulative and nothing herein shall be deemed a waiver of any other remedy available to the City under this Agreement, including its remedies upon default provided herein above.

Section 9. Insurance

Contractor shall during the term hereof maintain in full force and effect all policies of insurance reasonably required by City and in compliance with the Contract Documents. Contractor's obligation to provide acceptable certificates of insurance is a material condition of this Agreement, and services under this Agreement shall not commence until certificates of insurance have been received, reviewed, and accepted by City. The minimum coverages and limits of liability for the policies of insurance required under this Agreement are maintained by and accessible through the City's purchasing department.

Section 10. Indemnification

(a) Release of liability. CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF CONTRACTOR PURSUANT TO THIS AGREEMENT. CONTRACTOR HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE

OTHER THAN THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF CITY OR BREACH OF CITY'S OBLIGATIONS HEREUNDER.

(b) Contractor's Indemnity Obligation. CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS CITY FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY CONTRACTOR'S PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF CONTRACTOR, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE, IN WHOLE OR IN PART, FROM OR ARE ATTRIBUTED TO THE GROSS NEGLIGENCE OF CITY, IN WHICH CASE CONTRACTOR SHALL INDEMNIFY CITY ONLY TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO CONTRACTOR AND/OR ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION).

(c) Notice of Claim(s). Contractor shall promptly advise City in writing of any claim or demand against the City, related to or arising out of Contractor's acts or omissions under this Agreement and shall see to the investigation and defense of such claims or demand at Contractor's sole cost and expense; provided, that City, at its option and at its own expense, may participate in such defense without relieving Contractor of any of its obligations hereunder.

CONTRACTOR'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY CONTRACTOR UNDER THIS AGREEMENT. THE PROVISIONS OF THIS SECTION 11 SHALL SURVIVE TERMINATION OF THIS AGREEMENT.

Section 11. Notice

All notices required by this Agreement shall be in writing and addressed to the parties at the addresses set forth below (or to such other address that may be designated by the receiving party from time to time in accordance with this section). All notices shall be delivered by personal delivery, nationally recognized overnight courier (with all fees pre-paid), or e-mail of a PDF document (with confirmation of transmission) or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a notice is effective only (a) upon receipt by the receiving party, and (b) if the party giving the notice has complied with the requirements of this Section.

Section 12. Sales and Use Taxes

Contractor understands and acknowledges that City is a governmental entity and exempt from the payment of sales and use taxes for certain materials and equipment conveyed to City as part of this Project or otherwise incorporated into the Project. City agrees to provide Contractor such documentation as may otherwise be required by state law to allow Contractor to avoid payment of sales and uses taxes for materials and equipment with respect to the Project to the extent allowed by law.

Section 13. Texas Government Code Verifications

(a) Contractor's execution of this Agreement shall serve as its acknowledgement and written verification that:

(1) the requirements of Subchapter J, Chapter 552, Government Code, apply to this Agreement and Contractor agrees that the Agreement can be terminated if Contractor knowingly or intentionally fails to comply with a requirement of that subchapter;
(2) pursuant to Texas Government Code Chapter 2270, that Contractor's organization does not presently boycott Israel and will not boycott Israel during the term of this Agreement; and
(3) pursuant to Texas Government Code Chapter 2251, that Contractor's organization does not current discriminate against firearm and ammunition industries and will not for the term of the contract. Discriminating means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with the firearm or ammunition industry or with a person or entity doing business in the firearm or ammunition industry, but does not include an action made for ordinary business purposes.

Section 14. Miscellaneous

(a) Contractor shall not assign or sublet this Agreement, in whole or in part, without the prior written consent of City. (b) Contractor shall comply with all federal, state, county and municipal laws, ordinances, resolutions, regulations, rules, and orders applicable to the services under this Agreement. (c) The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the state district courts of Dallas County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said courts. (d) This Agreement contains the entire understanding of the parties with respect to the subject matter hereof and there are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. (e) The exhibits attached hereto, if any, are incorporated herein and made a part hereof for all purposes. (f) Unless expressly provided otherwise herein, this Agreement may only be modified, amended, supplemented or waived by a mutual written agreement of the parties. (g) In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it. (h) Any of the representations and obligations of the parties, as well as any rights and benefits of the parties pertaining to a period of time following the termination of this Agreement shall survive termination. (i) This Agreement may be executed by the parties in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties. (j) Each party represents that it has full capacity and authority to grant all rights and assume all obligations granted and assumed under this Agreement. (k) Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

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SIGNATURES ON FOLLOWING PAGE(S)]

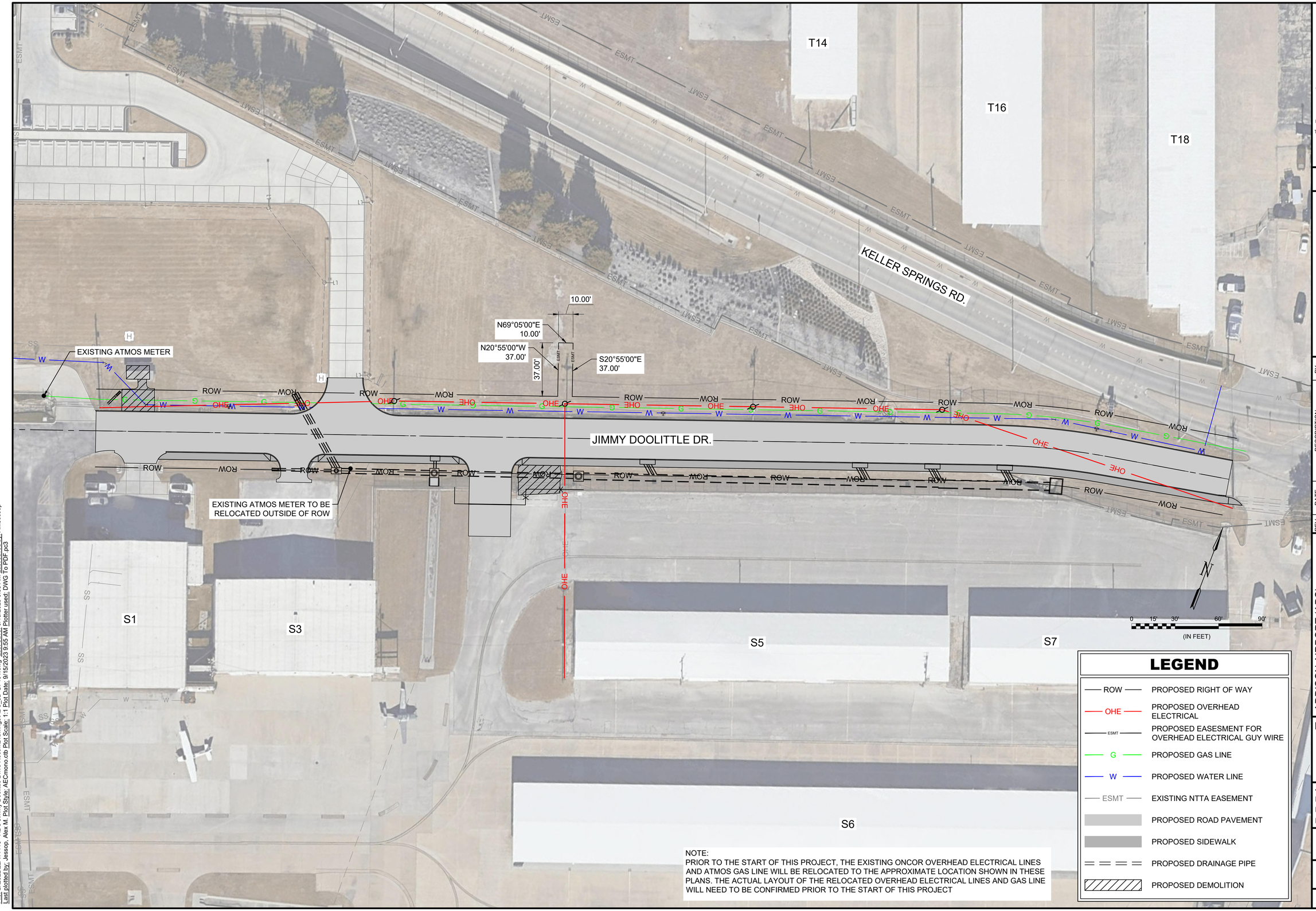
IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the Effective Date.

For City:	For Contractor:
TOWN OF ADDISON, TEXAS	MCMAHON CONTRACTING, LP
By: _____	By: _____
David Gaines City Manager	Scott Cummings President
Date: _____	Date: 3-18-2025
Notice Address:	Notice Address:
Town of Addison Attn: David Gaines, City Manager 5300 Belt Line Road Town of Addison, Texas 75254 E: dgaines@addisontx.gov	McMahon Contracting, LP Attn: Scott Cummings, President 3019 Roy Orr Blvd Grand Prairie, Texas 75050 E: ScottC@McMahoncontracting.com

Addison Contract ID:
SAMPLE FORM CSA_v1.20220330

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EXHIBIT A



LEGEND

ROW	PROPOSED RIGHT OF WAY
OHE	PROPOSED OVERHEAD ELECTRICAL
ESMT	PROPOSED EASESMENT FOR OVERHEAD ELECTRICAL GUY WIRE
G	PROPOSED GAS LINE
W	PROPOSED WATER LINE
ESMT	EXISTING NTTA EASEMENT
	PROPOSED ROAD PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED DRAINAGE PIPE
	PROPOSED DEMOLITION

NOTE:
PRIOR TO THE START OF THIS PROJECT, THE EXISTING ONCOR OVERHEAD ELECTRICAL LINES AND ATMOS GAS LINE WILL BE RELOCATED TO THE APPROXIMATE LOCATION SHOWN IN THESE PLANS. THE ACTUAL LAYOUT OF THE RELOCATED OVERHEAD ELECTRICAL LINES AND GAS LINE WILL NEED TO BE CONFIRMED PRIOR TO THE START OF THIS PROJECT

GARVER

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THIS DOCUMENT, ALONG WITH THE IDEAS AND DESIGNS CONVEYED HEREIN, SHALL BE CONSIDERED INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROPERTY OF GARVER, LLC. ANY USE, REPRODUCTION, OR DISTRIBUTION OF THIS DOCUMENT, ALONG WITH THE IDEAS AND DESIGN CONTAINED HEREIN, IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY GARVER, LLC OR EXPLICITLY ALLOWED IN THE GOVERNING PROFESSIONAL SERVICES AGREEMENT FOR THIS WORK.

REGISTRATION NO.
F-5713

FINAL DESIGN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ALEX M. JESSOP, P.E., NO. 145409, ON 06/26/2023. IT IS NOT TO BE USED FOR CONSTRUCTION, OR PERMIT PURPOSES.

REV.	DATE	DESCRIPTION	BY

ADDISON AIRPORT (ADS)
ADDISON, TEXAS

JIMMY DOOLITTLE DRIVE RECONSTRUCTION

PROJECT LAYOUT

JOB NO.: 22A11115
DATE: JUNE 2023
DESIGNED BY: JAH
DRAWN BY: JAH

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
GI-101

SHEET NUMBER **5**

File: L:\2022\22A11115 - ADS Jimmy Doolittle Drive Recon\Drawings\ADS_JD-GI-101.dwg Last Save: 9/15/2023 9:55 AM Last saved by: AMJessop
Last plotted by: Jessop, Alex M. Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 9/15/2023 9:55 AM Plotter used: DWG To PDF.pc3

3000 Internet Blvd
Suite 400
Frisco, TX 75034

TEL 972.377.7480
FAX 972.377.8380

www.GarverUSA.com

March 7, 2025

Passion Hayes
Addison Airport
4545 Jimmy Doolittle Drive, Suite 200
Addison, Texas 75001

Re: Addison Municipal Airport (ADS)
Jimmy Doolittle Drive Reconstruction
Town of Addison Bid No. 25-01
Recommendation of Award

Dear Ms. Hayes:

Bids were received for the Town of Addison Bid No. 25-01 Jimmy Doolittle Drive Reconstruction project for the Addison Municipal Airport at the Town of Addison Finance Building at 5350 Belt Line Road, Dallas, TX 75254 at 2:00 PM on December 5, 2024. The bids have been checked for accuracy and for compliance with the contract documents. A tabulation of the bids received is enclosed with this letter.

A total of three (3) bids were received on the project. McMahon Contracting, LP submitted a bid for the project in the amount of **$1,742,806.75**. Upon the Town of Addison's review, they were selected based on their qualifications and the contract amount. The table below outlines the costs for each received bid.

BID SUMMARY				
Description	**Engineers Estimate**	**McMahon Contracting, LP**	**Nu-Way Construction, LLC**	**Rebcon, LLC**
Base Bid	$1,969,270.00	$1,470,414.60	$1,622,085.00	$1,835,246.00
Additive Alternate 1	$95,360.00	$272,392.15	$171,570.00	$182,438.00
TOTAL	**$2,064,630.00**	**$1,742,806.75**	**$1,793,655.00**	**$2,017,684.00**

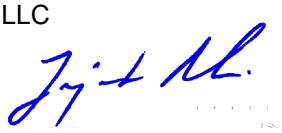
Negotiations were held with McMahon Contracting, LP for a revised scope of work and pricing for Additive Alternate 1. The table below outlines the revised cost.

BID SUMMARY		
Description	**Engineers Estimate**	**McMahon Contracting, LP**
Base Bid	$1,969,270.00	$1,470,414.60
Additive Alternate 1 - REVISED	$95,145.00	$43,302.10
TOTAL	**$2,064,415.00**	**$1,513,716.70**

We believe the bid submitted by McMahon Contracting, LP represents a good value for Addison Municipal Airport. We recommend that Base Bid and Additive Alternate 1 in the amount of **$1,513,716.70** be awarded to **McMahon Contracting, LP**.

Please call me if you have any questions.

Sincerely,
GARVER, LLC



Tonjanika Robinson, PE

Attachments: Bid Tabulation

ADDISON AIRPORT
JIMMY DOOLITTLE DRIVE RECONSTRUCTION
BID TABULATION - BASE BID
BID OPENING: DECEMBER 5, 2024; 2:00 PM

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Engineer's Estimate of Probable Cost		McMahon Contracting, LP		Nu-Way Construction, LLC		Rebcon, LLC	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	TX-500-3.1	MOBILIZATION	L.S.	1	$196,250.00	$196,250.00	$135,604.13	$135,604.13	$95,000.00	$95,000.00	$190,000.00	$190,000.00
2	F-162-5.1	7' CHAIN-LINK FENCE W/BARBED WIRE TOP AND MOW STRIP (GALVENIZED, BLACK COATED)	L.F.	120	$130.00	$15,600.00	$140.42	$16,850.40	$250.00	$30,000.00	$156.00	$18,720.00
3	NCTGOG 202	TEMPORARY EROSION CONTROL, SEDIMENTATION, AND ENVIRONMENTAL	L.S.	1	$39,250.00	$39,250.00	$20,650.00	$20,650.00	$10,000.00	$10,000.00	$50,000.00	$50,000.00
4	NCTCOG 203.1	DRAINAGE PIPE REMOVAL	L.F.	511	$70.00	$35,770.00	$32.86	$16,791.46	$60.00	$30,660.00	$33.00	$16,863.00
5	NCTCOG 203.1	MISCELLANEOUS DRAINAGE STRUCTURE	EACH	6	$1,500.00	$9,000.00	$744.17	$4,465.02	$2,500.00	$15,000.00	$1,650.00	$9,900.00
6	NCTCOG 203.1	SIGN REMOVAL AND REINSTALL	EACH	1	$500.00	$500.00	$938.10	$938.10	$1,000.00	$1,000.00	$800.00	$800.00
7	NCTCOG 203.1	MAILBOX REMOVAL	EACH	2	$500.00	$1,000.00	$510.83	$1,021.66	$200.00	$400.00	$200.00	$400.00
8	NCTCOG 203.1	GUARD RAIL REMOVAL	L.F.	150	$150.00	$22,500.00	$11.00	$1,650.00	$50.00	$7,500.00	$8.00	$1,200.00
9	NCTCOG 203.1	FENCE WITH CONCRETE MOW STRIP REMOVAL	L.F.	107	$35.00	$3,745.00	$25.96	$2,777.72	$50.00	$5,350.00	$24.00	$2,568.00
10	NCTCOG 203.1	CONCRETE MOW STRIP REMOVAL	L.F.	307	$20.00	$6,140.00	$7.94	$2,437.58	$40.00	$12,280.00	$15.00	$4,605.00
11	NCTCOG 203.2	UNCLASSIFIED EXCAVATION	C.Y.	1,254	$80.00	$100,320.00	$19.42	$24,352.68	$45.00	$56,430.00	$59.00	$73,986.00
12	NCTCOG 204.5	SODDING	S.Y.	1,800	$10.00	$18,000.00	$7.69	$13,842.00	$11.00	$19,800.00	$9.00	$16,200.00
13	NCTCOG 204.6	SEEDING	A.C.	1.0	$3,750.00	$3,750.00	$9,440.00	$9,440.00	$5,000.00	$5,000.00	$17,171.00	$17,171.00
14	NCTCOG 301.2	LIME-TREATED SUBGRADE (6")	S.Y.	2,800	$13.00	$36,400.00	$9.75	$27,300.00	$8.00	$22,400.00	$13.00	$36,400.00
15	NCTCOG 301.2	LIME	TON	56	$400.00	$22,400.00	$325.00	$18,200.00	$350.00	$19,600.00	$337.00	$18,872.00
16	NCTCOG 303.2	CONCRETE PAVEMENT (8")	S.Y.	2,965	$140.00	$415,100.00	$87.88	$260,564.20	$87.00	$257,955.00	$145.00	$429,925.00
17	NCTCOG 305.1	CONCRETE CURB AND GUTTER	L.F.	1,505	$55.00	$82,775.00	$5.15	$7,750.75	$25.00	$37,625.00	$5.00	$7,525.00
18	NCTCOG 305.2	CONCRETE SIDEWALK (4")	S.Y.	376	$125.00	$47,000.00	$76.34	$28,703.84	$55.00	$20,680.00	$150.00	$56,400.00
19	NCTCOG 501.14	8" AWWA C-900 PVC WATER PIPE	L.F.	912	$155.00	$141,360.00	$110.53	$100,803.36	$80.00	$72,960.00	$145.00	$132,240.00
20	NCTCOG 502.1	CURB INLET (6')	EACH	1	$10,000.00	$10,000.00	$6,608.00	$6,608.00	$7,500.00	$7,500.00	$9,000.00	$9,000.00
21	NCTCOG 502.1	CURB INLET (10')	EACH	4	$11,000.00	$44,000.00	$6,726.00	$26,904.00	$10,000.00	$40,000.00	$11,000.00	$44,000.00
22	NCTCOG 502.1	5'X7' JUNCTION BOX	EACH	1	$15,000.00	$15,000.00	$9,876.00	$9,876.00	$15,000.00	$15,000.00	$13,000.00	$13,000.00
23	NCTCOG 502.1	8'X10' JUNCTION BOX	EACH	1	$25,000.00	$25,000.00	$14,396.00	$14,396.00	$30,000.00	$30,000.00	$15,500.00	$15,500.00
24	NCTCOG 502.1	WYE INLET (6' SQUARE)	EACH	2	$10,000.00	$20,000.00	$9,322.00	$18,644.00	$15,000.00	$30,000.00	$9,570.00	$19,140.00
25	NCTCOG 502.1	CONCRETE DRAINAGE FLUME	S.Y.	9	$150.00	$1,350.00	$584.10	$5,256.90	$75.00	$675.00	$330.00	$2,970.00
26	NCTCOG 502.1	TXDOT SAFETY END TREATMENT (12", TYP II, PSET-SC)	EACH	1	$4,000.00	$4,000.00	$2,146.13	$2,146.13	$7,500.00	$7,500.00	$4,125.00	$4,125.00
27	NCTCOG 502.1	TXDOT SAFETY END TREATMENT (18", TYP II, PSET-SC)	EACH	3	$4,500.00	$13,500.00	$1,961.72	$5,885.16	$8,000.00	$24,000.00	$6,710.00	$20,130.00
28	NCTCOG 502.3	FIRE HYDRANT WITH ASSEMBLY FURNISH AND INSTALL	EACH	3	$8,000.00	$24,000.00	$9,267.82	$27,803.46	$7,500.00	$22,500.00	$8,360.00	$25,080.00
29	NCTCOG 502.5	11.25° BEND FOR 8" WATERLINE FURNISH AND INSTALL	EACH	1	$800.00	$800.00	$1,204.26	$1,204.26	$1,000.00	$1,000.00	$1,155.00	$1,155.00
30	NCTCOG 502.5	45° BEND FOR 8" WATERLINE FURNISH AND INSTALL	EACH	2	$800.00	$1,600.00	$1,310.46	$2,620.92	$1,000.00	$2,000.00	$1,155.00	$2,310.00
31	NCTCOG 502.5	90° BEND FOR 8" WATERLINE FURNISH AND INSTALL	EACH	1	$3,800.00	$3,800.00	$1,275.06	$1,275.06	$1,000.00	$1,000.00	$1,265.00	$1,265.00
32	NCTCOG 502.6	8" GATE VALVE FURNISH AND INSTALL	EACH	4	$3,000.00	$12,000.00	$3,440.44	$13,761.76	$3,500.00	$14,000.00	$3,300.00	$13,200.00
33	NCTCOG 502.6	8" TAPPING SLEEVE AND VALVE FURNISH AND INSTALL	EACH	2	$3,300.00	$6,600.00	$7,827.41	$15,654.82	$7,500.00	$15,000.00	$10,450.00	$20,900.00
34	NCTCOG 503.3	STEEL ENCASED 8" WATERLINE, OPEN CUT	L.F.	50	$500.00	$25,000.00	$185.93	$9,296.50	$275.00	$13,750.00	$319.00	$15,950.00
35	NCTCOG 503.3	STEEL ENCASED 8" WATERLINE, BY OTHER THAN OPEN CUT	L.F.	40	$500.00	$20,000.00	$460.43	$18,417.20	$1,200.00	$48,000.00	$726.00	$29,040.00
36	NCTCOG 508.3	12" REINFORCED CONCRETE PIPE (CLASS IV), NON-ENCASED	L.F.	8	$200.00	$1,600.00	$146.53	$1,172.24	$95.00	$760.00	$308.00	$2,464.00
37	NCTCOG 508.3	18" REINFORCED CONCRETE PIPE (CLASS IV), NON-ENCASED	L.F.	232	$230.00	$53,360.00	$156.31	$36,263.92	$105.00	$24,360.00	$228.00	$52,896.00
38	NCTCOG 508.3	18" REINFORCED CONCRETE PIPE (CLASS IV), CONCRETE-ENCASED	L.F.	20	$300.00	$6,000.00	$280.78	$5,615.60	$145.00	$2,900.00	$534.00	$10,680.00
39	NCTCOG 508.3	3'X2' PRECAST CONCRETE BOX CULVERT	L.F.	176	$360.00	$63,360.00	$383.20	$67,443.20	$750.00	$132,000.00	$429.00	$75,504.00
40	NCTCOG 508.3	4'X2' PRECAST CONCRETE BOX CULVERT	L.F.	256	$450.00	$115,200.00	$420.93	$107,758.08	$800.00	$204,800.00	$476.00	$121,856.00
41	NCTCOG 508.3	5'X2' PRECAST CONCRETE BOX CULVERT	L.F.	80	$500.00	$40,000.00	$482.69	$38,615.20	$850.00	$68,000.00	$572.00	$45,760.00
42	NCTCOG 701.2	FULL DEPTH PAVEMENT REMOVAL (ASPHALT)	S.Y.	1,860	$45.00	$83,700.00	$14.73	$27,397.80	$40.00	$74,400.00	$26.00	$48,360.00

ADDISON AIRPORT
JIMMY DOOLITTLE DRIVE RECONSTRUCTION
BID TABULATION - BASE BID
BID OPENING: DECEMBER 5, 2024; 2:00 PM

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Engineer's Estimate of Probable Cost		McMahon Contracting, LP		Nu-Way Construction, LLC		Rebcon, LLC	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
43	NCTCOG 701.2	FULL DEPTH PAVEMENT REMOVAL (CONCRETE)	S.Y.	350	$60.00	$21,000.00	$23.76	$8,316.00	$45.00	$15,750.00	$38.00	$13,300.00
44	NCTCOG 801.1	BARRICADES, SIGNS, AND TRAFFIC HANDLING	L.S.	1	$97,000.00	$97,000.00	$33,072.69	$33,072.69	$25,000.00	$25,000.00	$53,056.00	$53,056.00
45	NCTCOG 804.2	ROADWAY PAINTING, FIRELANE MARKING	S.F.	770	$2.00	$1,540.00	$4.66	$3,588.20	$5.00	$3,850.00	$5.00	$3,850.00
46	SS-300-5.1	LOCKOUT/TAGOUT PROCEDURES	L.S.	1	$11,000.00	$11,000.00	$27,730.00	$27,730.00	$10,000.00	$10,000.00	$15,000.00	$15,000.00
47	SS-301-5.1	REMOVE GATE 7 AND ASSOCIATED ELECTRICAL EQUIPMENT	L.S.	1	$10,000.00	$10,000.00	$78,824.00	$78,824.00	$10,000.00	$10,000.00	$1,980.00	$1,980.00
48	SS-302-3.1	POWER UTILITY ALLOWANCE	ALLOW	1	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00
49	SS-305-5.1	DIRECTIONAL BORING, 2-WAY 2"C POLYETHYLENE CONDUITS	L.F.	100	$70.00	$7,000.00	$92.04	$9,204.00	$137.00	$13,700.00	$100.00	$10,000.00
50	SS-350-5.1	GATE 7 AUTOMATIC SLIDING CANTILEVER GATE AND OPERATOR SYSTEM, INSTALLED	EACH	1	$30,000.00	$30,000.00	$146,520.60	$146,520.60	$40,000.00	$40,000.00	$55,000.00	$55,000.00
					TOTAL	$1,969,270.00		**$1,470,414.60**		**$1,622,085.00**		**$1,835,246.00**

ADDISON AIRPORT
MONUMENT SIGN
BID TABULATION - ADDITIVE ALTERNATE 1
BID OPENING: DECEMBER 5, 2024; 2:00 PM

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Engineer's Estimate of Probable Cost		McMahon Contracting, LP		Nu-Way Construction, LLC		Rebcon, LLC	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	04 00 00	MANSORY - MONUMENT SIGN	L.S.	1	$65,000.00	$65,000.00	$90,860.00	$90,860.00	$40,000.00	$40,000.00	$88,000.00	$88,000.00
2	26 50 00	LIGHTING	L.S.	1			$141,600.00	$141,600.00	$10,000.00	$10,000.00	$33,000.00	$33,000.00
3	32 80 00	IRRIGATION	L.S.	1			$8,307.20	$8,307.20	$20,000.00	$20,000.00	$9,515.00	$9,515.00
4	32 90 00	PLANTING	L.S.	1			$4,711.74	$4,711.74	$15,000.00	$15,000.00	$5,434.00	$5,434.00
5	TX-500-3.1	MOBILIZATION	L.S.	1	$9,950.00	$9,950.00	$5,900.00	$5,900.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
6	F-162-5.2	7' CHAIN-LINK FENCE W/BARBED WIRE TOP (GALVENIZED, BLACK COATED)	L.F.	5	$115.00	$575.00	$140.42	$702.10	$250.00	$1,250.00	$131.00	$655.00
7	F-162-5.3	REINSTALL EXISTING CHAIN-LINK FENCE	L.F.	30	$35.00	$1,050.00	$76.70	$2,301.00	$50.00	$1,500.00	$72.00	$2,160.00
9	NCTCOG 203.1	FENCE WITH CONCRETE MOW STRIP REMOVAL	L.F.	30	$35.00	$1,050.00	$25.96	$778.80	$50.00	$1,500.00	$25.00	$750.00
10	NCTCOG 701.2	FULL DEPTH PAVEMENT REMOVAL (ASPHALT)	S.Y.	33	$45.00	$1,485.00	$34.07	$1,124.31	$40.00	$1,320.00	$28.00	$924.00
11	SS-300-5.2	NO. 12 AWG STRANDED, TYPE THHN/THWN-2 CABLE, INSTALLED IN CONDUIT OR DUCT BANK	L.F.	1,500	$1.50	$2,250.00	$2.95	$4,425.00	$35.00	$52,500.00	$9.00	$13,500.00
12	SS-300-5.3	1W-2" NON-ENCASED CONDUIT	L.F.	500	$16.00	$8,000.00	$15.34	$7,670.00	$27.00	$13,500.00	$15.00	$7,500.00
13	SS-300-5.4	TIER 15 RATED, PREFABRICATED ELECTRICAL HANDHOLE, SIZE 17"W X 30"L X 24"D	EACH	2	$3,000.00	$6,000.00	$2,006.00	$4,012.00	$2,500.00	$5,000.00	$5,500.00	$11,000.00
					TOTAL	$95,360.00		**$272,392.15**		**$171,570.00**		**$182,438.00**

McMahon Contracting, LP's Additive Alternate 1 prices were negotiated after bids were received. The information above consists of hard bid numbers and was not awarded.

ADDISON AIRPORT
MONUMENT SIGN
BID TABULATION - ADDITIVE ALTERNATE 1 - REVISED
BID OPENING: DECEMBER 5, 2024; 2:00 PM

					Engineer's Estimate of Probable Cost		McMahon Contracting, LP	
ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	04 00 00	MONUMENT SIGN STRUCTURAL BASE ONLY	L.S.	1	$65,000.00	$65,000.00	$15,660.00	$15,660.00
5	TX-500-3.1	MOBILIZATION	L.S.	1	$9,950.00	$9,950.00	$4,900.00	$4,900.00
6	F-162-5.2	7' CHAIN-LINK FENCE W/BARBED WIRE TOP (GALVENIZED, BLACK COATED) WITH CONCRETE MOW STRIP	L.F.	20	$115.00	$2,300.00	$231.97	$4,639.40
7	F-162-5.3	REINSTALL EXISTING CHAIN-LINK FENCE WITH CONCRETE MOW STRIP	L.F.	30	$35.00	$1,050.00	$142.64	$4,279.20
9	NCTCOG 203.1	FENCE WITH CONCRETE MOW STRIP REMOVAL	L.F.	30	$35.00	$1,050.00	$25.96	$778.80
10	NCTCOG 701.2	FULL DEPTH PAVEMENT REMOVAL (ASPHALT)	S.Y.	33	$45.00	$1,485.00	$34.07	$1,124.31
12	SS-300-5.3	1W-2" NON-ENCASED CONDUIT	L.F.	500	$16.00	$8,000.00	$15.34	$7,670.00
13	SS-300-5.4	TIER 15 RATED, PREFABRICATED ELECTRICAL HANDHOLE, SIZE 17"W X 30"L X 24"D	EACH	2	$3,000.00	$6,000.00	$2,006.00	$4,012.00
	NCTCOG 204.5	SODDING	S.Y.	31	$10.00	$310.00	$7.69	$238.39
					TOTAL	$95,145.00		**$43,302.10**

City Council Regular Meeting **6. b.**

Meeting Date: 04/08/2025

Department: Police

Key Focus Areas: Public Safety

AGENDA CAPTION:

Present, discuss, and consider action on a Resolution approving a rental agreement between the Town of Addison and Meridian Rapid Defense Group Rentals LLC for the rental of Mobile Vehicle Barriers for the 2025 special event season and authorizing the City Manager to execute the agreement in an amount not to exceed $122,430.

BACKGROUND:

Prior to 2024, Addison used various traffic control methods for special events. These ranged from simple wooden barriers to more sophisticated steel barricades and traffic cones for street closures. Unfortunately, these tools serve only as a visual deterrent. Recent training and events around the nation have highlighted deficiencies in protection against vehicle attacks and crowd management during emergency evacuations. Due to this, staff began researching mobile vehicle barriers for our special events. While there were many solutions to protect against vehicle attacks, Meridian barriers were the only suitable solution for Addison special events. The Meridian barrier design is pedestrian-friendly, providing 4-foot openings between each barrier, which helps avoid pinch points and crowd-crush during mass emergency evacuations while protecting against a vehicle ramming attack. Sixteen (16) Meridian Barriers were rented for Kaboom Town 2024 and utilized to shut down Quorum Drive. Twenty-six (26) barriers were used for Oktoberfest 2024. The footprint of the barriers was expanded to include Addison Circle Drive which allowed for all roadway access to be closed on the east side of the event site. For the 2025 special event season, staff would like to expand the barrier footprint to encompass the entire event site perimeter, including sidewalks next to barriers at vulnerable points. This would entail renting seventy-seven (77) barriers for Taste and Oktoberfest and ninety-nine (99) for Kaboom Town. The recent attack in New Orleans, along with other prominent attacks around the nation and globe, have highlighted the ongoing need for robust security measures.

FISCAL IMPACT

The total cost of this rental agreement is not to exceed $122,430. Funding for this rental agreement will come from the Hotel Fund.

RECOMMENDATION

Administration recommends approval.

Attachments

Presentation on Meridian Barriers
Resolution- Rapid Defense Group LLC Rental Agreement

Meridian Vehicle Barriers

April 8, 2025

Chris Freis, Chief of Police

Background

- Tragically, the number of vehicle attacks at large public gatherings or events has grown over the last 10 years
  - 2015- SXSW attack, 4 killed and 24 injured
  - 2017- Charlottesville attack, 1 killed and 35 injured
  - 2017- New York attack, 8 killed and 13 injured
  - 2018- Toronto attack, 11 killed and 15 injured
  - 2021- Waukesha, Wisconsin Christmas Parade attack, 6 killed and 62 injured

Background

- 2025 New Orleans New Year's Day Attack- 15 killed and 35 injured

ABC News

Authorities warned of vehicle-ramming attack danger in US during holiday season

In the weeks leading up to the holidays, federal law enforcement and intelligence warned police that low-tech vehicle-ramming was a key area of concern.

Jan 1, 2025



NBC News

How New Orleans fell short in guarding against the New Year's vehicle attack, experts say

New Orleans has 700-pound steel barriers but did not put them on Bourbon Street until a day after the attack, which the lieutenant governor...

Jan 3, 2025



USA Today

Cheap and deadly: Why vehicle terror attacks like the Bourbon Street ramming are on the rise

Experts say vehicle-based attacks are simple for a 'lone wolf' terrorist to plan execute, and challenging for authorities to prevent.

Jan 1, 2025



Axios

New Orleans attack mirrors global pattern of using vehicles as terror weapons

Vehicle attacks have become a modern norm — and present an oft-replicated template.

Jan 2, 2025



Background

- Addison PD has utilized various traffic control methods for special events, including wooden barriers, steel barricades, and traffic cones
- Unfortunately, these options merely provide a visible deterrent, and do not offer adequate protection against vehicle attacks or allow staff to adequately shut down roadways
- PD personnel began researching mobile vehicle barriers as an option to address vehicle mitigation

Meridian Vehicle Barriers

- After researching potential options, Meridian Barriers were found to be the best solution for Addison's special events

- Meridian Barriers provide robust defense against vehicle-based threats

- Meridian's design is pedestrian friendly, providing a 4-foot opening between each barrier, which prevents crowd-crush and pedestrian pinch points during a mass emergency evacuation







2024 Special Event Deployment- Kaboom Town!

- 16 Meridian Barriers were deployed for Kaboom Town and placed on Quorum Dr.



2024 Special Event Deployment- Oktoberfest

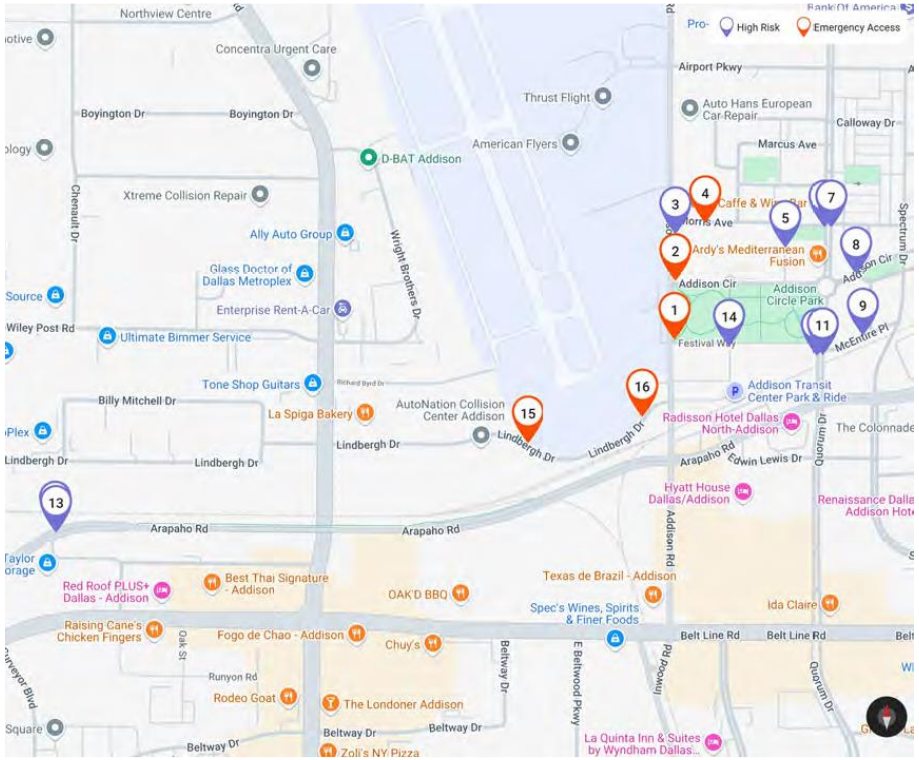
- After reviewing the After Action Report for Kaboom Town!, it was found that several vehicles moved the temporary barriers from a location near McEntire and Addison Circle
- This caused significant traffic mitigation concerns as the vehicles were unable to exit the event space
- Staff decided to deploy 10 additional Meridian Barriers to Addison Circle Drive/ Beckert Park and McEntire Place
- This brought the total number of Meridan Barriers to 26 for Oktoberfest





2025 Special Event Deployment

- Staff worked with Meridian Rapid Defense Group to develop a Vehicle Safety Mitigation Plan
- This plan accounts for all “soft target” vehicle approaches, to include sidewalks



2025 Taste Addison/Oktoberfest









2025 Taste Addison/Oktoberfest





2025 Kaboom Town!

- 99 Meridian Barriers and 5 Rapid Gate deployment, additional locations include Wheeler Bridge and Lindbergh Dr

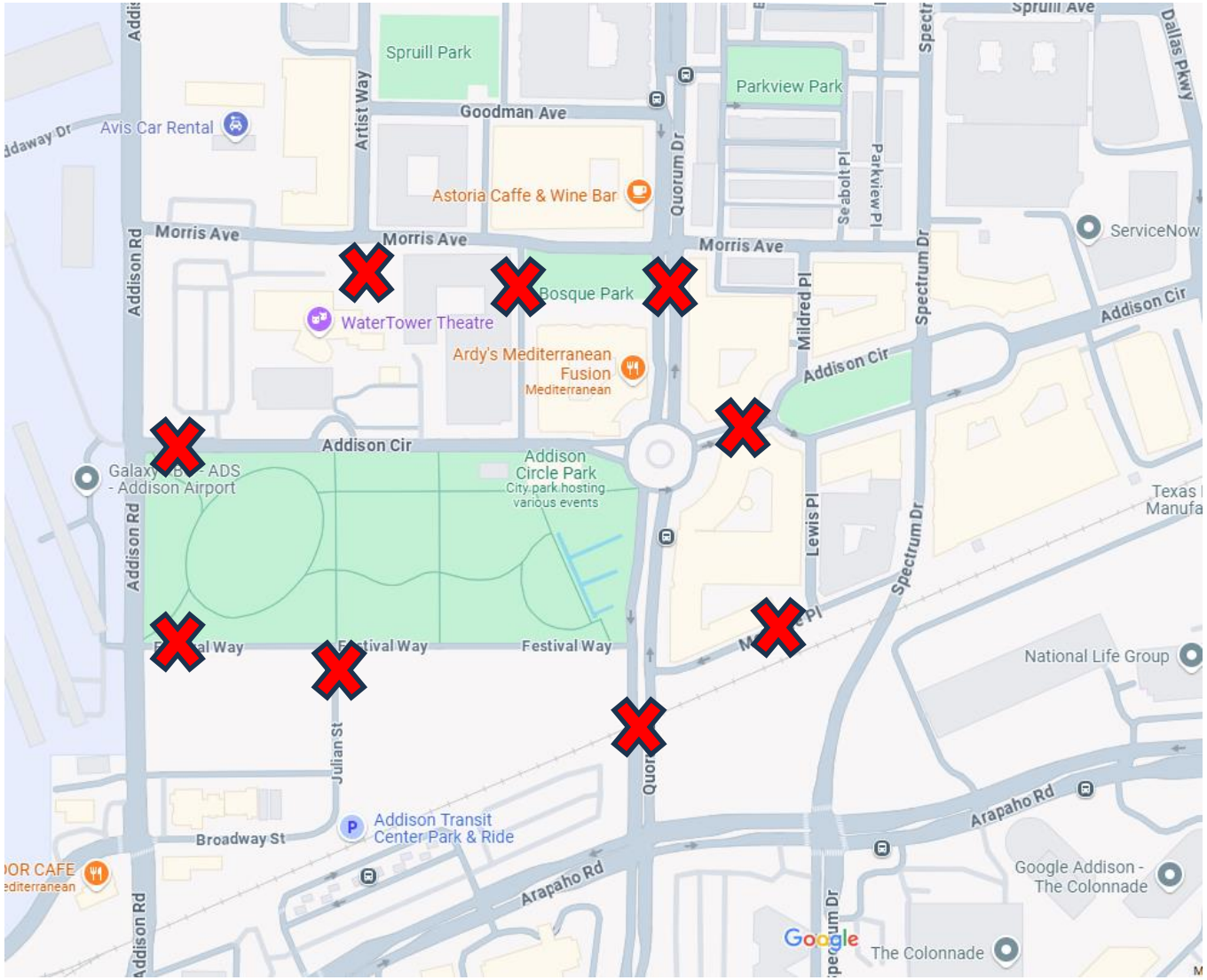








Overview of Vehicle Mitigation



Action Item

EVENT	# OF BARRIERS	# OF RENTAL DAYS	TOTAL COST
Taste Addison	75 + 3 gates	3	$43,155.00
Kaboom Town!	99 + 5 gates	1	$21,735.00
Oktoberfest	75 + 3 gates	4	$57,540.00
		TOTAL:	$122,430.00

- Due to the aggregate amount of the rentals, staff is seeking Council approval of the proposed contract with Meridian

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS APPROVING A RENTAL SERVICES AGREEMENT WITH RAPID DEFENSE GROUP RENTALS LLC FOR VEHICLE BARRIER RENTALS FOR ADDISON SPECIAL EVENTS IN AN AMOUNT NOT TO EXCEED $122,430; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to authorize a contract services agreement with Rapid Defense Group Rentals LLC for vehicle barrier rentals for Addison special events for the 2025 events season.

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

SECTION 1. The City Council hereby approves the rental services agreement between the Town of Addison and Rapid Defense Group LLC for vehicle barrier rentals for the 2025 special events season in an amount not to exceed $122,430, a copy of which is attached to this Resolution as **Exhibit A**. The City Manager is hereby authorized to execute the agreement.

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

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the 8th day of ***April 2025*****.**

TOWN OF ADDISON, TEXAS

_____
Bruce Arfsten, Mayor

ATTEST:

_____
Valencia Garcia, City Secretary

MERIDIAN

Rapid Defense Group Rentals LLC

EQUIPMENT RENTAL AGREEMENT

THIS EQUIPMENT RENTAL AGREEMENT ("Agreement") is made on March 19, 2025. This Agreement shall be incorporated into and accompanied by the QUOTE for rental equipment, technology and services. The Agreement is between MERIDIAN® Rapid Defense Group Rentals LLC ("LESSOR"), a company engaged in the business of renting equipment of MERIDIAN® Rapid Defense Group LLC, which equipment and technology is trademarked under the names MERIDIAN® Archer® and **City of Addison** ("LESSEE"), located **at 4970 Addison Circle, TX 75001 USA.**

Agreement

LESSOR hereby rents to LESSEE, and LESSEE hereby rents from LESSOR, the following described equipment (the "Equipment"), services & term length of rental, pursuant to the executed and signed QUOTE by LESSEE, which (QUOTE) is incorporated herein.

Terms and Conditions.

Rental Quotes ("QUOTE") Any rental QUOTE will be valid for thirty (30) days from the date of issue, unless reissued or extended in writing by LESSOR.

Rental Term. The rental term is computed daily, including any part thereof, beginning upon Delivery to LESSEE and ending upon return Pick-Up by LESSOR. No distinction is made for Saturdays, Sundays or Holidays. When LESSOR is to Pick-Up the Equipment from the LESSEE, LESSEE agrees to provide LESSOR a reasonable period for removal of Equipment upon completion of the rental term, not to exceed twenty-four (24) hours unless otherwise agreed in writing.

Site Conditions. To the extent LESSEE contracts for unloading, installation, dismantling and/or reloading, LESSEE must ensure that the site, including all access routes, working environment and installation location(s) ("Site"), is adequate and free of any objects that could prevent or hinder access. Any damage to the Site will be the LESSEE's responsibility, and LESSEE will be responsible for additional charges based on inadequacies in Site conditions.

Use. Upon the delivery of the Equipment to the LESSEE, LESSEE and its personnel may have responsibilities for handling and moving the rental Equipment during the term of the Rental, including but not limited to moving the portable Archer® 1200 Barriers from time to time. LESSEE and its personnel shall thereafter follow all instructions and use the Equipment in a careful, proper and appropriate manner as instructed and demonstrated by representatives of LESSOR.

Shipping and Delivery. LESSOR is not obligated to wait more than two (2) hours beyond each of the times scheduled for delivery, and LESSEE will be responsible for additional charges if the LESSEE is not ready for the pick-up at the agreed-up time.

Condition of Equipment and Inspection. Unless LESSEE objects at the time of delivery, it shall be deemed conclusive that all Equipment was delivered and was in good working order. In the event of non-conforming Equipment, LESSOR will have the option to either (a) repair or replace the non-conforming Equipment; or (b) credit LESSEE for the non-conforming Equipment against amounts otherwise due under the Agreement. LESSOR reserves the right for any reason to substitute functionally equivalent Equipment for Equipment specified in the Agreement. Upon tender of delivery, no allowance will be made for any rented Equipment or portion thereof which is claimed not to have been used by the LESSEE.

Accidents and Incidents. LESSEE hereby agrees to notify LESSOR immediately upon any accident or incident relating to the use, deployment, placement, or positioning of the Equipment while in LESSEE's possession. Such Notice shall provide all pertinent information regarding the accident or incident including but not limited to a description of the events, the nature of any injury or damage, the time and exact location and information identifying participants and/or witnesses to the accident or incident. Such notice by LESSEE to LESSOR shall be made as soon as practicable to the Designated Agent of LESSOR provided to the LESSEE by LESSOR at the time of the commencement of the rental of the Equipment.

LESSEE's Initials: _____.

Costs for Non-Routine Delivery Set-Up, Deployment and/or Operations of the Equipment. Inclusive within the Quote to LESSEE and this Equipment Rental Agreement are the costs for the rental of the Equipment and LESSOR services agreed by and between LESSEE and LESSOR. Said costs include routine delivery, set-up, on-site assistance, and pick-up. However, given the nature of deployment of LESSOR's portable and maneuverable Equipment and possible changes in on-site demands to effectively implement, augment, expand, and respond to new or unanticipated challenges during the period of the rental, additional or supplemental costs may be incurred. In such cases, LESSOR shall provide to LESSEE a statement of supplemental costs in addition to the Quotes and Agreements incorporated into the Equipment Rental Agreement. Said statement shall be in writing, contain specific and detailed information and explanations for any such supplemental costs, and be presented to LESSEE concurrent with the rental of the Equipment. The document will be added to and made a part of this Equipment Rental Agreement and be identified as "Rider—Equipment Rental Agreement."

LESSEE's Initials: _____

Insurance. LESSEE shall maintain: (1) comprehensive, all-risk insurance against loss, theft, damage or destruction of the Equipment in an amount no less than the full replacement value of the Equipment. The town is prohibited from adding private vendors as additional insureds or payees. and (2) Comprehensive General Liability insurance in an amount of not less than $1,000,000 LESSOR shall also maintain suitable comprehensive public liability insurance. LESSEE shall deliver to LESSOR a certificate of insurance at least fourteen (14) days prior to the Delivery Date of the first time LESSEE rents Equipment from LESSOR. Thereafter, if LESSEE is to rent Equipment from LESSOR at other times, LESSEE shall maintain said insurance at all times applicable to the LESSEE's rental of Equipment. LESSEE agrees that such insurance shall remain in full force whenever LESSEE rents from LESSOR and shall provide LESSOR with a 30-day pre-notice of cancellation or material change in the insurance coverage.

Title and No Liens or Encumbrances. LESSEE agrees that rental of Equipment does not grant LESSEE any title or property rights in the Equipment, and all title and property rights shall remain with LESSOR. LESSEE covenants that it shall keep LESSOR's interest in this Agreement and the

Equipment free from all liens and encumbrances, including but not limited to insuring that in no way can the Equipment be used or presented in such a way to lead to any legitimate claim that the Equipment is that of the LESSEE and/or subject to any claim upon the LESSEE including in any bankruptcy or creditor type of action. No part of the Equipment shall be sublet, transferred or assigned, by LESSEE, or removed from the rental location, except with the prior written consent of LESSOR. LESSOR retains all title and property rights in the Equipment.

Damage, Loss or Missing Equipment. LESSEE assumes the risk of loss or damage to Equipment during the rental term, regardless of the cause, and shall return the Equipment to LESSOR clean and in good repair and subject only to ordinary wear and tear. Equipment returned by LESSEE other than as agreed, will be cleaned, repaired, refurbished and/or replaced as necessary by LESSEE at LESSEE's expense. LESSEE is not authorized to perform any repairs without the express consent of LESSOR. All Equipment which cannot be repaired or refurbished at less than the current published list price will be invoiced to LESSEE at its current published list price. Acceptance of returned Equipment by LESSOR does not constitute a waiver of any of the rights LESSOR has under the Agreement.

Liability and Indemnity. LESSEE is solely responsible for Site design and selection of Equipment and shall be liable for all losses and damages arising from the use or misuse of the Equipment, including any accidents to persons or property arising therefrom, except to the extent that such losses and dames are caused in while or in part by the negligence of LESSOR. To the furthest extent permitted by law, LESSEE covenants and agrees to indemnify and hold harmless LESSOR and its predecessors, successors, parents, subsidiaries, attorneys, agents, officers, directors, employees, contractors, and other affiliates ("LESSOR AFFILIATES") free from any and all claims, actions, losses, expenses, costs, suits, damages and liabilities, including legal fees, arising out of, connected with, or resulting from the rented Equipment and/or its complimentary tools or attachments. This includes, without limitations, the manufacture, selection, delivery, possession, use, operation or return of the rented Equipment.

Further, LESSOR is not liable for indirect, consequential or economic loss or damage, loss of profit or revenue, loss of production or production stoppage or loss of data whether such loss is direct or indirect and the LESSEE shall release and indemnify LESSOR and its employees, servants, agents and LESSOR Affiliates in relation to same.

LESSEE as a customer of LESSOR is afforded the extraordinary protections from liabilities under the U.S. Federal SAFETY Act as administered by the U.S. Department of Homeland Security. The SAFETY Act protects LESSOR and its customers and users of its Qualified Anti-Terrorism Technology and products from liabilities and claims arising out of acts of terrorism within the U.S. as well as those acts originating outside the U.S. LESSEE remains responsible for maintaining insurance as provided immediately below.

Credit Approval. LESSEE shall be subject to a credit approval; however, at the sole discretion of LESSOR the Agreement may proceed without credit approval.

Payment. Invoices are due and payable upon submission by LESSOR to LESSEE. LESSOR reserves the right to impose a late payment charge of one and one and a half percent (1.50%) per month (or the maximum amount allowed by law if less) on all sums not timely paid. LESSEE is

responsible for payment of sales and other applicable taxes and charges imposed by any governmental authority based on the rental, transportation, delivery, and/or use of the Equipment. If LESSEE fails to pay any rent or part thereof, or other amount herein provided within ten (10) days after the same is due and payable, or if LESSEE fails to observe, keep or perform any other provision of this Agreement required to be observed, kept or performed by LESSEE, LESSOR shall have the right to exercise any one or more of the following remedies: (a) to declare the entire amount of rent hereunder immediately due and payable without notice or demand to LESSEE; (b) to sue for and recover all rents, and other payments, then accrued or thereafter accruing; (c) to terminate this Agreement and take possession of the Equipment, without demand or notice, wherever same may be located, without any court order or other process of law (and LESSEE hereby waives any and all damages occasioned by such taking of possession); (d) to pursue any other remedy at law or in equity. Notwithstanding any repossession or any other action which LESSEE may take, LESSEE shall be and remain liable for the full performance of all obligations on the part of the LESSEE to be performed under this Agreement. All of LESSOR's remedies are cumulative and may be exercised concurrently or separately.

Marketing Shield. Each Archer® 1200 Barrier rented by LESSEE comes equipped with a shield accessory joined to the front plate of the barrier. The top of the vertical plate on the Archer® 1200 is for the exclusive use of this Marketing Shield. This Marketing Shield and the space above this vertical plate is the exclusive property of the LESSOR. This space cannot be used by the LESSEE without the express written agreement of LESSOR. MERIDIAN® retains all rights to use this shield and space during the term of the rental.

Severability. If one or more provisions of these Terms & Conditions or any associated Contract is held to be unenforceable under applicable law, such provision(s) shall be excluded from therefrom provided that such severance does not alter the fundamental terms and conditions of any applicable transaction, and the provisions shall be fully enforceable in accordance with their terms.

Assignment. Unless provided for in this Agreement, the rights contained herein are not assignable without the prior written consent of the other party (which consent shall not be unreasonably withheld).

No waiver. The failure of either Party to exercise or the delay in exercising, any right, power or privilege available to it under this Agreement will not operate as a waiver thereof or preclude any other or further exercise thereof or the exercise by that Party of any other right, power or privilege under this Agreement.

Force majeure. Failure or delay in performance of any obligation under this Agreement by either Party will not be deemed to be a breach of this Agreement if that failure or delay is due to any cause beyond the reasonable control and without the fault or negligence of that Party, including but not limited to the generally recognized Force Majeure events of natural causes of fires, storms, and

floods, governmental or societal actions of war, civil unrest and labor strikes, and infrastructure failures, but in order to excuse its default on this basis, a Party will notify the other of the occurrence of the cause as soon as it becomes aware, specifying the nature, particulars and expected duration thereof.

Governing Law. This Agreement is to be governed and construed according to the laws of the State of Texas. Any dispute arising out of this rental Agreement shall be first be resolved by reasonable and best efforts by each Party to reach a settlement of any such dispute, and if unable to do so to submit the dispute to arbitration or mediation pursuant to generally accepted business practices in the County of Dallas, Texas.

Legal Requirements & Limitations. LESSEE shall comply with all national, state, municipal and all other laws, ordinances, rules and regulations in any way relating to the possession, use or maintenance of the Equipment ("Legal Requirements"). Without limiting the foregoing, LESSEE warrants that it shall comply with all Legal Requirements related to the closure and/or blockage of associated roadways, traffic management plans and associated documents, and shall have obtained any necessary authorizations and/or permits.

LESSOR: Meridian Rapid Defense Group Rental	**Name of LESSEE: City of Addison, TX**
AUTHORIZED REPRESENTATIVE REPRESENTATIVE	**AUTHORIZED**
NAME (Print): _Matt Stickel_____	NAME (Print): _____
SIGNATURE: _____	SIGNATURE: _____
DATE: _March 19, 2025___	DATE: _____, 2025

Meridian Rapid Defense Group Rentals LLC
177 E. Colorado Blvd
Suite 200
Pasadena CA 91105
United States

Quote

#QUO-R-6053

3/25/2025

Bill To
City of Addison
4970 Addison Circle
Addison TX 75001
United States

Ship To
City of Addison
4970 Addison Circle
Addison TX 75001
United States

Date	Expires	Shipping Method	Sales Rep
3/25/2025	6/23/2025		Michael J Bochsler

Item		# of Units	# of Days	Rate	Amount
R1000-D	Archer Barrier 1200 Daily Rental	75	3	140.00	$31,500.00
R3000-D	Rapid Gate Rental - Daily	3	3	1,295.00	$11,655.00

Subtotal	$43,155.00
Tax (8.25%)	$0.00
Total	$43,155.00

Notes: Taste of Addison
04/25 ~ 04/27
3 Day
75 Barriers
3 Rapid Gate
Certified deployment

Payment Terms: Due to high demand, Meridian is requesting a 50% deposit to secure all rentals

Wire Transfer Instructions:
Meridian Rapid Defense Group Rentals LLC
Account Number: 575393296
Bank Name: Chase Bank, N.A.
Wire Routing : 021000021
ACH Routing : 322271627

Check Remittance:
530 New Los Angeles Ave #115-345
Moorpark, CA 93021

QUO-R-6053

Meridian Rapid Defense Group Rentals LLC
177 E. Colorado Blvd
Suite 200
Pasadena CA 91105
United States

Quote

#QUO-R-6059

3/25/2025

Bill To
City of Addison
4970 Addison Circle
Addison TX 75001
United States

Ship To
City of Addison
4970 Addison Circle
Addison TX 75001
United States

Date	Expires	Shipping Method	Sales Rep
3/25/2025	6/23/2025		Michael J Bochsler

Item		# of Units	# of Days	Rate	Amount
R1000-D	Archer Barrier 1200 Daily Rental	99	1	140.00	$13,860.00
R3000-D	Rapid Gate Rental - Daily	3	1	1,295.00	$3,885.00
R2000-D	Beam Gate Rental - Daily	2	1	1,995.00	$3,990.00

Subtotal	$21,735.00
Tax (8.25%)	$0.00
Total	$21,735.00

Notes: Kaboomtown 2025
07/03
1 Day
99 Barriers
3 Rapid Gates
2 Beam Gates

Certified deployment

Payment Terms: Due to high demand, Meridian is requesting a 50% deposit to secure all rentals

Wire Transfer Instructions:
Meridian Rapid Defense Group Rentals LLC
Account Number: 575393296
Bank Name: Chase Bank, N.A.
Wire Routing : 021000021
ACH Routing : 322271627

Check Remittance:
530 New Los Angeles Ave #115-345
Moorpark, CA 93021

QUO-R-6059

Meridian Rapid Defense Group Rentals LLC
177 E. Colorado Blvd
Suite 200
Pasadena CA 91105
United States

Quote

#QUO-R-6055

3/25/2025

Bill To
City of Addison
4970 Addison Circle
Addison TX 75001
United States

Ship To
City of Addison
4970 Addison Circle
Addison TX 75001
United States

Date	Expires	Shipping Method	Sales Rep
3/25/2025	6/23/2025		Michael J Bochsler

Item		# of Units	# of Days	Rate	Amount
R1000-D	Archer Barrier 1200 Daily Rental	75	4	140.00	$42,000.00
R3000-D	Rapid Gate Rental - Daily	3	4	1,295.00	$15,540.00

Subtotal	$57,540.00
Tax (8.25%)	$0.00
Total	$57,540.00

Notes: Oktoberfest 2025
09/18 ~ 09/21
4 Day
75 Barriers
3 Rapid Gate

Certified Deployment

Payment Terms: Due to high demand, Meridian is requesting a 50% deposit to secure all rentals

Wire Transfer Instructions:
Meridian Rapid Defense Group Rentals LLC
Account Number: 575393296
Bank Name: Chase Bank, N.A.
Wire Routing : 021000021
ACH Routing : 322271627

Check Remittance:
530 New Los Angeles Ave #115-345
Moorpark, CA 93021

QUO-R-6055