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September 15, 2023

Council Updates

Council Approves 2024 Budget and Tax Rate

Following the second round of public hearings at its September 12 meeting, the City Council approved the Fiscal Year (FY) 2024 budget and adopted a tax rate of $0.609822 per $100 of valuation which is the same as the FY 2023 tax rate. Of the total tax rate, $0.450330 is dedicated to maintenance and operations, which is a slight increase from the FY 2023 tax rate for maintenance and operations, and $0.159492 is dedicated to debt service payments. The debt service portion of the tax rate is decreasing despite the issuance of General Obligation Bonds that were approved by voters in the 2019 Bond Election as well as Certificates of Obligation.

Revenues for all funds total $107,910,607, which is an increase of $18.12M compared to the FY 2023 budget. Primary revenue sources are property tax ($36.08 million), sales tax ($15.2 million), hotel occupancy tax ($5.25 million), interest and other income ($13.59 million), and utility service fees ($15.95 million).

The new budget takes effect on October 1 and includes the following significant items:

- Emergency Management Coordinator
- Mental Health Wellness Program for Police Department
- Two Fire Administration Vehicles
- Building Inspector 3rd party Services
- Assistant Director of Development Services
- Code Enforcement Manager
- Code Enforcement Officer
- Neighborhood Services Startup Funding
- Addison Circle Park Vision Plan
- Pickleball Court Shade Structure
- Spruill Dog Park Artificial Turf
- Public Art Installation
- NTTA Pedestrian Crossing, Gateway and Landscape Plan
- Recreation Van
- Addison Athletic Club Building Improvements
- Addison Athletic Club Outdoor Pool Renovation
- Street Sweeper and Street Maintenance Worker
- Public Works Superintendent
- Utility Billing Customer Portal

The FY 2024 proposed five-year capital improvements budget totals $54.29 million. Significant projects include:

- Midway Road Reconstruction
- Vitruvian West Streetscape and Bella Lane Extension
- Improvements to Existing Buildings
- Keller Springs Reconstruction
- Les Lacs Pond Improvements
- Vitruvian Park Phase 6, Block 301, 302, and 303 Improvements
- Quorum Drive Reconstruction
- Montfort Drive Reconstruction
- Beltway Drive Trail
- Transit Oriented Development Parking Garage

You can watch Council's FY 2024 budget and tax rate discussion here, read the budget presentation here, and read the tax rate presentation here.

Council Approves Rezoning Request for Mixed-Use Development on Belt Line Road

At its September 12 meeting, the City Council approved a rezoning request for a 10.1-acre plot located at the southeast corner of Belt Line Road and Surveyor Boulevard for a mixed-use development blending multifamily residential and live/work dwelling units, townhomes, restaurants, retail spaces, and associated communal areas.

The site, divided into six parcels, is under the control of four ownership entities. Five of the parcels, including a vacant bank building, a 1.6-acre empty lot, the Venue Forty│50 event venue, The Back 9 restaurant, and a surface parking lot, are owned by heirs to the Pappas branded restaurants. Their holding The sixth parcel houses a two-story office building, the property of the Godsey Martin Law Firm. This office building, constructed in 1983, was the pioneer structure at this location.

High Street Residential, a subsidiary of the Trammell Crow Company, is the applicant behind this rezoning request. As a Class A multifamily developer, they specialize in crafting multifamily rental communities within mixed-use settings. The proposed development will feature a multifamily building with 394 dwelling units, 9 live/work units, and 2 commercial tenant spaces spanning 12,000 square feet. Additionally, there will be 3 freestanding restaurant buildings, covering 7,000 square feet, complete with patio dining areas centered around a civic space. The development will also house 25 fee-simple townhomes, a private dog park, public art installations, a bus shelter, and new trails. Enhanced sidewalks, paving, and other pedestrian-friendly amenities will further elevate the site's appeal.

Rents for the apartments are estimated to average $2,000 a month and attract residents in their early 30s with annual incomes in excess of $100,000.

You can watch Council's mixed-use development discussion here and read the presentation here.

Memorandum of Understanding with Trammel Crow Defines Key Performance Standards

Town staff and Trammel Crow have acknowledged the need to establish more restrictive performance standards above and beyond what may typically be established through the zoning process for the new mixed-use development at Belt Line Road and Surveyor Boulevard. Council approved a Memorandum of Understanding (MOU) at its September 12 meeting that will define key performance standards for the execution of this project based on feedback received from the community.

Key components of this MOU include:

- Property Owner's Association & Covenants requirements.
- Performance standards for the development of the fee simple townhomes that enhance the Town's capacity to ensure that those dwelling units are completed in a timely manner.
- More restrictive construction work hours that limit work during the evening and on weekends.
- Performance standards for property management.
- Commitment to allow periodic private and publicly facilitated community events within the project.
- Commitment to achieve, at a minimum, Silver rating in the National Green Building Standards (NGBS) system for the multifamily building.
- Commitment to construct and maintain a bus shelter on Belt Line Road and to construct a median within Surveyor Boulevard and to maintain landscape within said median.
- The donation of $250,000 to the Addison Arbor Foundation to support the installation of public art within the project.
- The provision of 30 electric vehicle charging stations and the installation of additional service to allow for future EV infrastructure expansion.
- The memorialization of a statement of support for the permanent existence of Beltway Drive access restrictions for the Addison Grove neighborhood.

The applicant and staff will now begin drafting more detailed, definitive agreements to be considered and acted on by the City Council prior to issuance of a building permit for this project.

You can watch Council's MOU discussion here and read the presentation here.

Council Approves Contract with Tiseo Paving Company for Reconstruction of Keller Springs Road

The City Council approved a $16.42.M contract with Tiseo Paving Company, Inc. for the reconstruction of Keller Springs Road at its September 12 meeting. Keller Springs Road revitalization was included in Proposition A of the 2019 Bond Program election that Addison voters approved in 2019.

Since the proposal was received in June, Town staff has worked closely with Tiseo to find additional cost savings in the proposal. These negotiations resulted in a total savings of more than $600,000.

More information on the project can be found on the Town's website. There are several ways to stay informed:

- Subscribe to Email Updates
- Register for text updates by texting the word KellerSpring to 888-777 (please note there is no "s" due to limitations on key word letter count)
- Follow @TownofAddison on Facebook and Twitter

You can watch Council's Keller Springs discussion here and read the presentation here.

Holiday Inn Express Wins Approval for Beer and Wine Sales

At its September 12 meeting, the City Council approved Holiday Inn Express & Suites' request to sell beer and wine to its guests. The 97-room hotel will offer these beverages in its market pantry which is located in the lobby. Guests can make purchases from 10am to 8pm, with the items locked up after hours. This move aligns with the town's zoning rules, allowing alcohol sales in hotels with a Special Use Permit.

You can watch Council's Holiday Inn Express discussion here and read the presentation here.

Deadline to Apply to Serve on Comprehensive Plan Committee Approaching

Addison is preparing to update its Comprehensive Plan which will set strategic policy direction and action items for how Addison's built environment may evolve over time. Key policy topics include:

- Housing
- Growth & redevelopment
- Infrastructure & mobility
- Social amenities
- Fiscal sustainability

The City Council is looking for applicants who have a desire to serve on a Comprehensive Plan Advisory Committee to help guide the development of an aspirational vision and sustainable, implementable strategies addressing the broad range of policy issues that the Town will face over the next 20 years.

The Committee will include a dedicated group of 25 Addison residents and business community members The deadline is Monday, September 18 and interested volunteers can apply below.

Apply Here

Upcoming Public Hearings

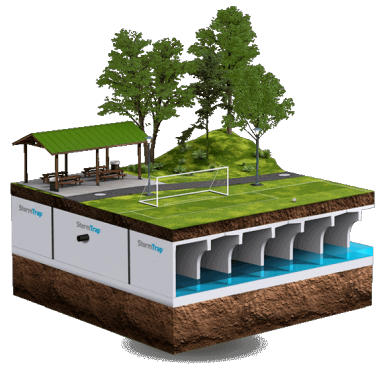
The following Public Hearings will take place at the September 19 Planning and Zoning Commission Meeting, which will be held at the Addison Conference Centre. Agendas are posted on the Town's website three days before the meeting.

Case 1888-SUP/4980 Belt Line Road, Suite 200 (The Alley). Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 4980 Belt Line Road, Suite 200, that is currently zoned Planned Development (PD), through Ordinance No. O01-002, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption.

Case 1891-Z/3790 Belt Line Road (Chick-Fil-A). Hold a public hearing, present, discuss, and consider action on a request to rezone a 1.77± acre property located at 3790 Belt Line Road, from Planned Development (PD) to a new Planned Development (PD) zoning district, to allow for the construction of a proposed restaurant with dine-in and drive-through facilities, through the approval of development plans.

Construction Updates

Watch for Lane Closures on Marsh Lane Beginning September 18 for Installation of Water Detention System



The Town's contractor for the Rawhide Creek Basin Drainage and ADA Improvements has secured the delivery of the underground water detention system. The process of unloading and setting this system will begin on Monday, September 18 and is expected to take four days. During this time, the two outside northbound lanes of Marsh Lane will be closed during working hours. Thank you for your patience as we work to make Addison a better place to live, work, and play.

Around Town

O'Zapft Ist! Addison Oktoberfest is Officially Open

On Thursday, September 14, Mayor Arfsten was joined by Mayor Pro Tempore Eileen Resnik, Deputy Mayor Pro Tempore Guillermo Quintanilla, and Council Members Nancy Craig, Darren Gardner, Dan Liscio, and Marlin Willesen to tap a ceremonial keg officially opening the 36th annual Addison Oktoberfest. Each year, thousands of people come together in Addison Circle Park to revel in German culture, food, music, and bier, enjoying a taste of the original Oktoberfest with a purely Texan twist. The event runs through Sunday, September 17 at Addison Circle Park. Get more details and purchase tickets at www.AddisonOktoberfest.com.

Don't forget your dirndl and lederhosen – dressing for the occasion is enthusiastically encouraged!

Metrocrest Services Celebrates Official Opening of New Home

On Tuesday, September 12, the Coppell, Farmers Branch, and Metrocrest Chambers of Commerce held a joint ribbon cutting to officially celebrate the opening of Metrocrest Services' new headquarters near the corner of Belt Line Road and Josey Lane. Following the festivities, Mayor Bruce Arfsten, City Manager David Gaines, Public Works and Engineering Director Shannon Hicks, Environmental Health Manager Sandra Long, and Stormwater and Operations Manager Shawn Cheairs presented a check for just over $800 to Metrocrest Services CEO Tracy Eubanks. These funds were generated from donations made during the Town's spring recycling event.

Mike Vincent Sworn In As New Assistant Police Chief

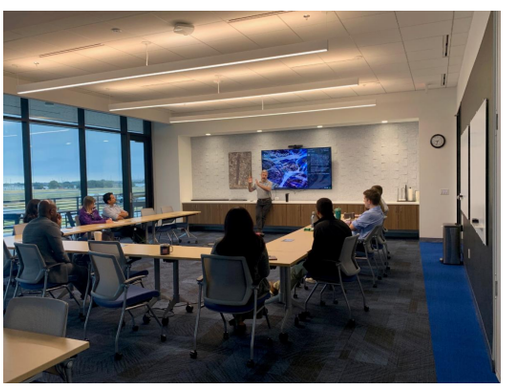
On Friday, September 8, Police Chief Paul Spencer officially swore in Mike Vincent as Addison's new Assistant Police Chief. When Assistant Police Chief Chad Hanson retired, the Town conducted a national search for his replacement. Finalists were interviewed by multiple panels composed of various members of the Police Department, as well assistant directors from other departments. Mayor Bruce Arfsten, Mayor Pro Tempore Eileen Resnik, Deputy Mayor Guillermo Quintanilla, and Council Member Dan Liscio joined a room full of family, friends, and coworkers for the ceremony.

Prior to being named to his new role, Vincent oversaw the Support Division as Captain, where he administered several internal functions such as hiring, training, and records. An 18-year veteran with APD, he has served in multiple roles during his service to the Town including as an officer and supervisor in Patrol, Criminal Investigations, and SWAT, as well as Administration. During his career, Vincent also served in numerous collateral assignments, such as Range Master, and has instructed hundreds of hours of police training.

He is a proud Texas Aggie, where he was a member of the Corps of Cadets and graduated with a bachelor's degree in Marketing, and later obtained his master's degree in Justice Administration from the University of Texas at Dallas. He is a graduate of the Institute for Law Enforcement Administration's School of Executive Leadership, and is currently participating in the Leadership Metrocrest program.

Congratulations to Assistant Chief Vincent and thank you for your continued commitment to the Addison community.

NCTCOG Staff Pay a Visit to Addison Airport



On September 14, the Addison Airport hosted a group from North Central Texas Council of Governments (NCTCOG). NCTCOG is a voluntary association for local governments that assists with regional planning. NCTCOG staff represented various specialties including regional transportation, aviation, planning, environment, and development. Airport Director Joel Jenkinson and his team welcomed the visitors, provided industry and Addison updates, and gave an airport tour.

Be Sure Your Smoke Detectors Have Working Batteries

During October, Addison firefighters will visit single-family dwelling homes to replace old smoke detector batteries with new ones. Addison Fire Department supplies the batteries and a ladder, if necessary. This program is intended for Addison residents who are unable to change their own batteries.

If you are able to change your own, please visit one of our fire stations, during business hours to pick up free batteries, while supplies last.

For the safety of staff and the protection of your property, please understand that your smoke detector must be mounted NO HIGHER than 12 feet in order for us to access it. Our crews are available to conduct a brief Home Safety Survey for residents even if they don't need assistance changing their smoke detector batteries. These services are provided at no cost to residents.

Register here to request assistance with battery replacement or for a Home Safety Survey.

Upcoming Events

City Sips and Scoop

Addison staff and/or City Council members will provide the community with updates on Addison projects, events, and matters of interest.

Tuesday, September 19 at 8:30am
Toasted Yolk (4580 Belt Line Road)

Silver Line Updates Over Ice Cream

Join the DART and Archer Western Herzog (AWH) Silver Line construction team for construction updates, a community Q&A, and an ice cream social

Wednesday, September 20 at 5pm
Addison Circle Park
Please RSVP for the event here.

Corporate Field Day is October 19

Come compete with other Addison business for awards, prizes, and most importantly, bragging rights during 2023 Corporate Field Day.

Thursday, October 19
Addison Circle Park

The fee is $200 per team, and businesses are allowed multiple teams.

Register Here

How to Stay Informed

Addison shares information with the community in a number of different ways. Here are some ways you can stay updated on the latest news:

Website:

- www.addisontexas.net: Find alerts and updates on the homepage and department-specific updates on department pages.
- www.addisontexas.net/Midway: Find information on the Midway Road Revitalization Project and subscribe for project email and text updates.
- www.addisonalert.com: Get alerts about severe weather and other emergencies in the Town of Addison, as well as register to receive updates on Town programs.

Social Media:

- Addison Facebook
- Addison Instagram
- Visit Addison Facebook
- Addison Twitter
- Visit Addison Twitter
- NextDoor

Addison Newsletters: For a description of and to subscribe to all of Addison's newsletters, click here.

If you have specific questions, please contact Addison's Marketing Department at marketing@addisontx.gov.

Important Numbers and Websites

Town Hall:
972-450-7000

Non-emergency Police Dispatch:
972-450-7156

Missed Trash:
972-392-9300, Option 2

Request Bulk Trash Pickup

Athletic Club:
972-450-7048

Addison Website

Sign up for Addison Alerts

Volunteer

List of Restaurants

Addison News

Community Crime Map

Watch City Council Meetings

Addison's PEG Channel
(channel 99 for AT&T subscribers, channel 16 for Spectrum subscribers)

Register your Security Alarm

Report a Problem with Addison FixIT

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