

**18 Runyon Road and  
Nate's Seafood &  
Steakhouse  
PD Amendments  
(1862-Z & 1863-Z)**

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that has a white diagonal line running from the top-left to the bottom-right, creating a triangular shape on the right side of the slide.

# Case 1862-Z/1863-Z Runyon Rd & Nate's PD Amendments

ADDISON

## LOCATION:

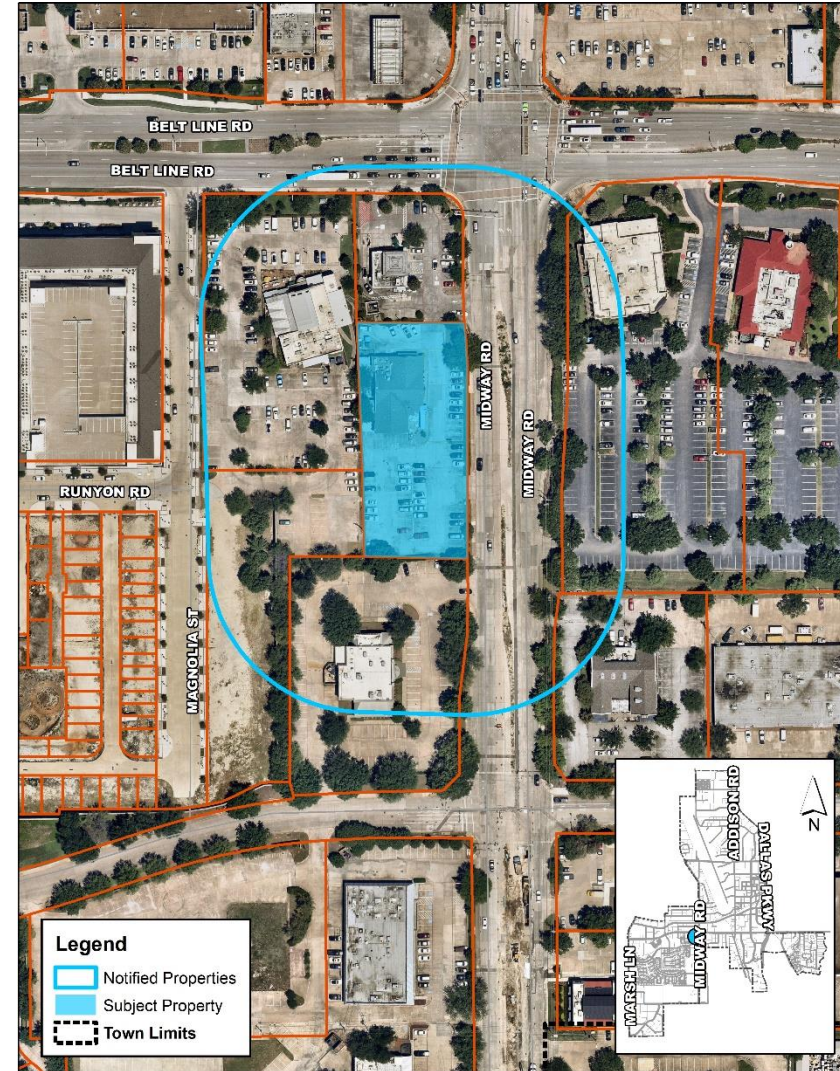
14951 Midway Road

## REQUEST:

Approval of a request to amend Planned Development, Ord. No. 446, to allow site modifications resulting from the acquisition of right-of-way for the Midway Road reconstruction project.

## ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the PD amendment and associated site conditions at the subject property.



# Case 1862-Z/1863-Z Runyon Rd & Nate's PD Amendments

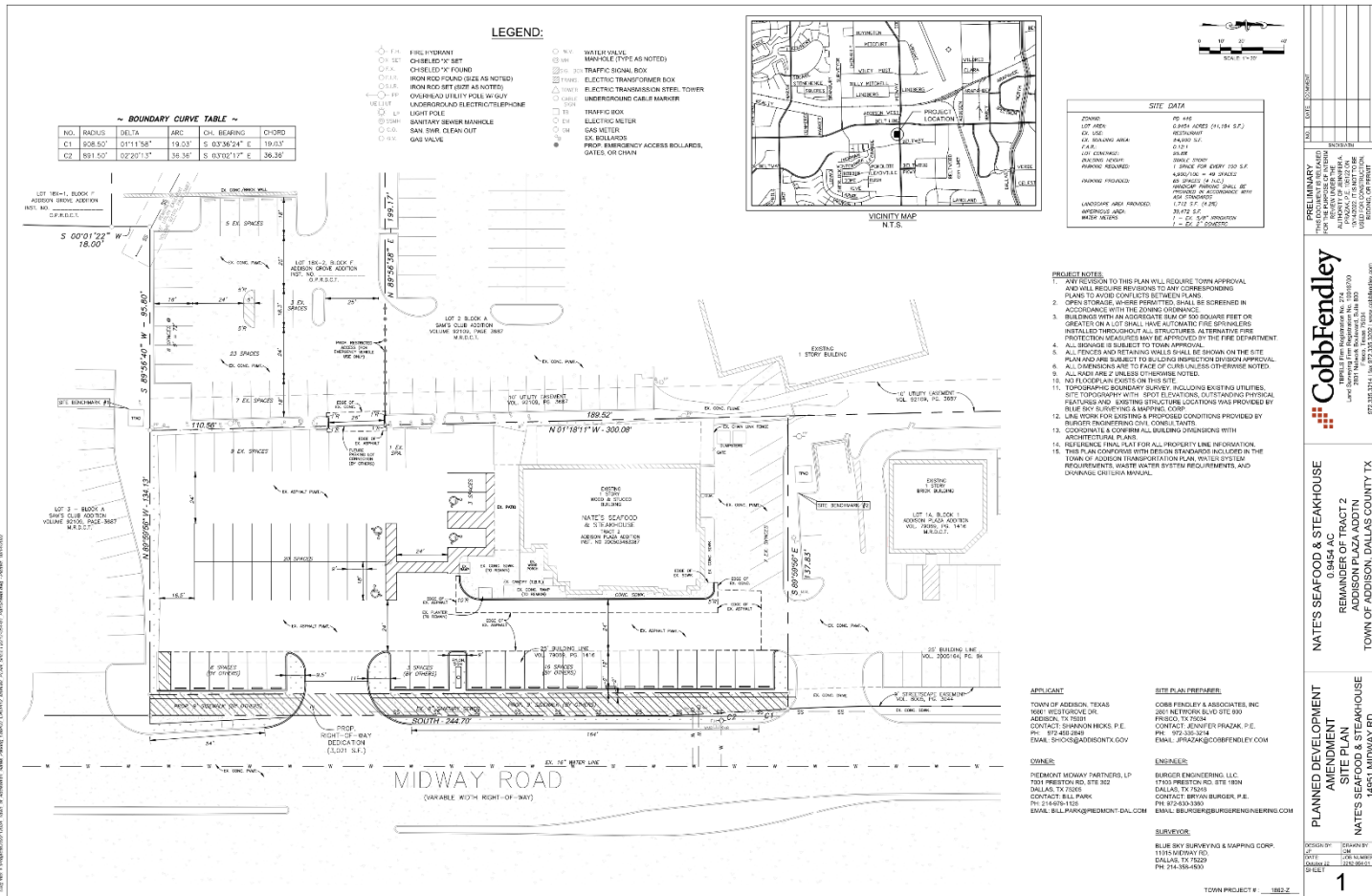


## SITE HISTORY:

1978 – Rezoned from Local Retail to PD, Ord. No. 446. PD, Ord. No. 448, to allow a variance from masonry facade requirement. SUP, Ord. No. 447, to allow Pelican's Restaurant with the sale of alcohol (site developed in 1979).

1988 – Site converted to Nate's Seafood & Steakhouse under SUP, Ord. No. 447.

Present – PD amendment request to allow modifications to site due to Midway Road reconstruction project.





# Case 1862-Z/1863-Z Runyon Rd & Nate's PD Amendments

ADDISON

## LOCATION:

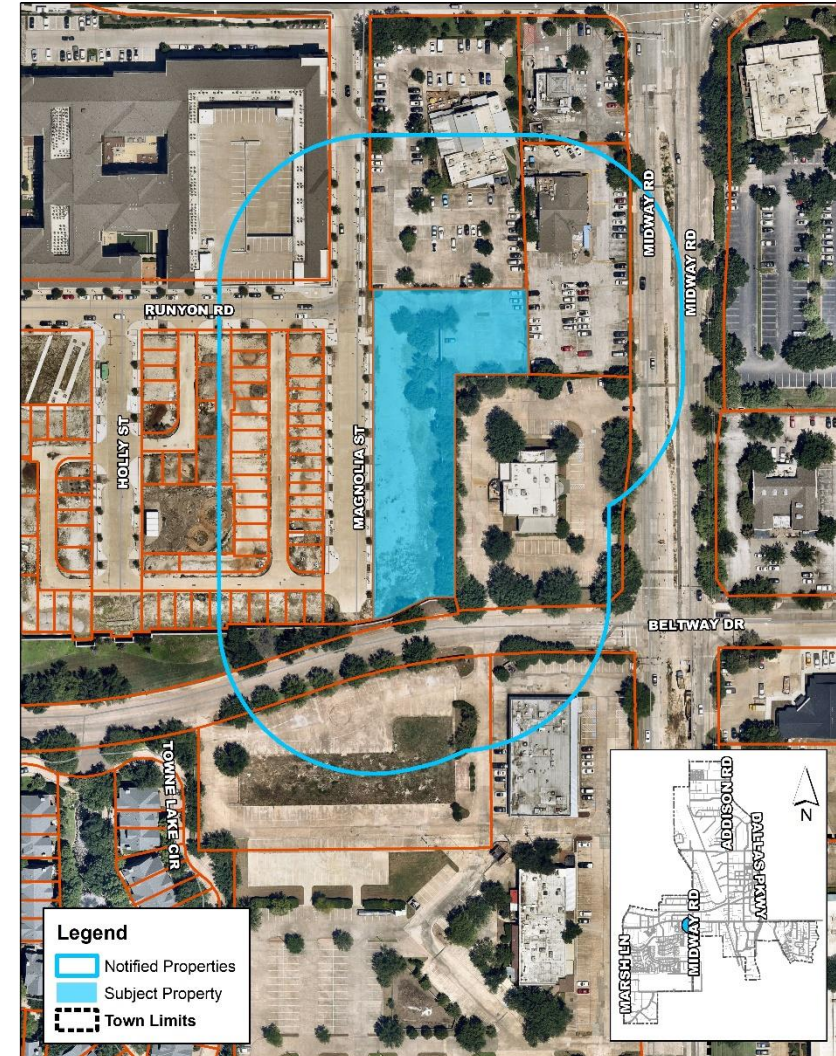
18 Runyon Road

## REQUEST:

Approval of a request to amend Planned Development, Ord. No. 016-003, to modify special conditions to allow off-site parking lot as a permitted use on a segment of the lot.

## ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the PD amendment and associated site conditions at the subject property.



# Case 1862-Z/1863-Z Runyon Rd & Nate's PD Amendments



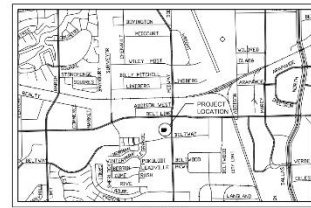
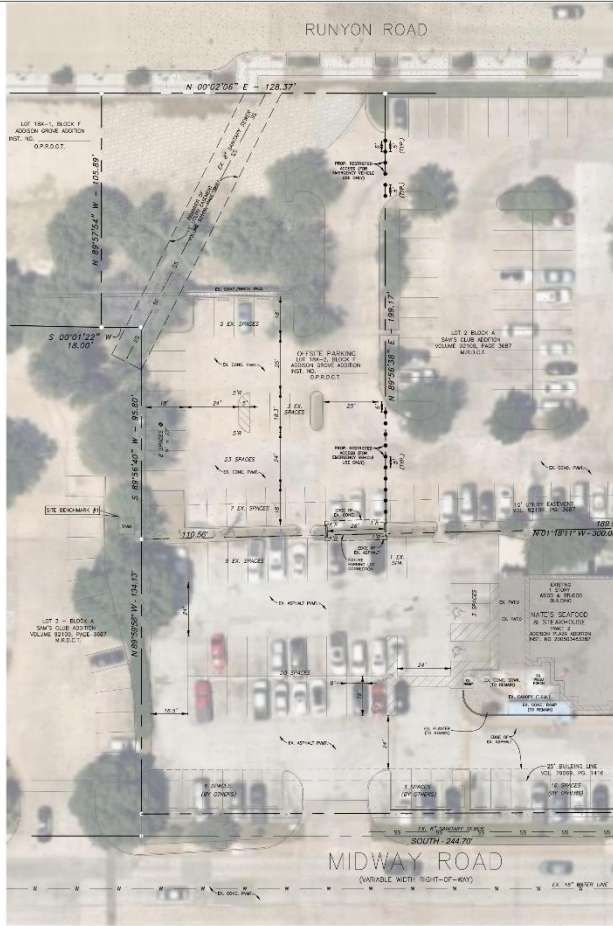
## SITE HISTORY:

1978 – Rezoned from Local Retail to PD, Ord. No. 446.

1991 – PD Amendment, Ord. No. 091-066, to allow Sam's Club.

2016 – PD, Ord. No. 016-003, dedicated parcel (1.24-acres) to town with Addison Grove redevelopment.

Present – PD amendment request to allow off-site parking on segment of the lot.



OWNER	PH 02-00-08
LOT AREA	0.5410 ACRES (43,847 S.F.)
ST. AREA	0.5410 ACRES
EX. BUILDING AREA	N/A
AREA	N/A
PLANNED DEVELOPMENT	N/A
PLANNED DEVELOPMENT	N/A
LANDSCAPE ARCH. PROVIDED	N/A
LANDSCAPE ARCH. PROVIDED	N/A
PREPARED BY	COBB FENDELL

**LEGEND:**

○	FIRE HYDRANT	□	WATER VALVE
○	CHIMNEY "X" FOUND	□	MANHOLE (TYPE AS NOTED)
○	IRON ROD FOUND (AS NOTED)	□	TRAFFIC SIGNAL BOX
○	IRON ROD SET (AS NOTED)	□	ELECTRIC TRANSMISSION BOX
○	CONCRETE UTILITY POLE FOUND	□	ELECTRIC TRANSMISSION TOWER
○	UNDERGROUND ELECTRIC TELEPHONE	□	UNDERGROUND GAS MAIN
○	LIGHT POLE	□	TRAFFIC BOX
○	SANITARY SEWER MANHOLE	□	ELECTRIC METER
○	SAN. SEWER CLEAN OUT	□	GAS METER
○	GAS VALVE	□	EX. ROLLERS
		□	PROP. EMERGENCY ACCESS ROLLERS, SWALE OR CHURN

**PROJECT NOTES:**

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REFERENCE TO ANY CORRECTING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. CERTAIN WORK, WHEN PERMITTED, SHALL BE SCHEDULED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE FLOOR AREA OF 500 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES AS PER TOWN FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL STRUCTURES ARE SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION BY TOWN APPROVAL.
6. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
8. NO FLOOR JAIL PERMITTED ON THE SITE.
9. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING EXISTING UTILITIES, IS TO BE CONDUCTED WITH GREAT CARE AND ALL EXISTING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS SHALL BE PROVIDED BY THE SURVEYOR'S PLANNING CORP.
10. LINE WORK FOR EXISTING & PROPOSED CONDITIONS PROVIDED BY THE SURVEYOR'S PLANNING CORP.
11. COORDINATE & DISPLAY ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
12. REFERENCE FINAL PLAN FOR ALL PROPERTY LINE INFORMATION.
13. THIS PLAN CONFORMS WITH DESIGN STANDARDS INCULCATED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REGULATIONS, WASTE WATER SYSTEM REGULATIONS, AND ZONING ORDINANCE.
14. IF PARKING AREA PART OF LOT 1862-BLOCK F WERE TO EXPAND IN THE FUTURE, THE PROPERTY OWNER SHOULD BE RESPONSIBLE FOR:
  - 14.1 ESTABLISHING A LANDSCAPE PLANTING STRIP MIN. 3' WIDE AT THE COMMON BOUNDARY WITH ADJACENT PARCELS. USE A SMALLER VARIETY PLANTING AREA DOES NOT ALREADY EXIST. THE PLANTING STRIP SHOULD BE MAINTAINED BY THE TOWN OF ADDISON.
  - 14.2 IMMEDIATELY ADJACENT TO THIS PLANTING STRIP AND AT THE COMMON BOUNDARY OF LOT 1862-BLOCK F WITH LOT 1862-BLOCK A. THE PROPERTY OWNER SHOULD BE RESPONSIBLE FOR INSTALLATION AND PERMANENT MAINTENANCE OF ANY FALL VIGNETTE SCENERY WALL THAT IS COMPATIBLE IN CHARACTER WITH THE FORMS ON THE ADJACENT BLOCK FACE IN THE ADDISON GROVE NEIGHBORHOOD.

**OWNER/APPLICANT:**  
 TOWN OF ADDISON, TEXAS  
 1800 RESTORIVE DR.  
 ADDISON, TX 75001  
 CONTACT: SHANNON MOORE, P.E.  
 PH: 972-481-3368  
 EMAIL: SHANNON@ADDISONTX.GOV

**ENGINEER:**  
 BURGER ENGINEERING, LLC  
 17133 PRESTON RD, STE 180N  
 DALLAS, TX 75238  
 CONTACT: BRYAN BURGER, P.E.  
 PH: 972-481-3368  
 EMAIL: BURGER@BURGERENGINEERING.COM

**SURVEYOR:**  
 BLUE SKY SURVEYING & MAPPING CORP.  
 1101 MIDWAY RD.  
 FRIEDRICH, TX 77841  
 PH: 817-339-8888

**SITE PLAN PREPARED BY:**  
 COBB FENDELL & ASSOCIATES, INC.  
 8801 NE WINDYBLOOM ST, STE 100  
 FRIEDRICH, TX 77841  
 CONTACT: JENNIFER PRADON, P.E.  
 PH: 972-338-5274  
 EMAIL: JPRADON@COBBFENDELL.COM

**CobbFendell**  
 875 203-5741 | 1017 228-2227 | www.cobb-fendell.com

OFFSITE PARKING LOT  
 0.5421 AC  
 LOT 1862-C, BLOCK F  
 ADDISON GROVE ADJON  
 TOWN OF ADDISON, DALLAS COUNTY, TX

PLANNED DEVELOPMENT  
 AMENDMENT  
 SITE PLAN  
 LOT 1862-C, BLOCK F  
 ADDISON GROVE ADDITION

1

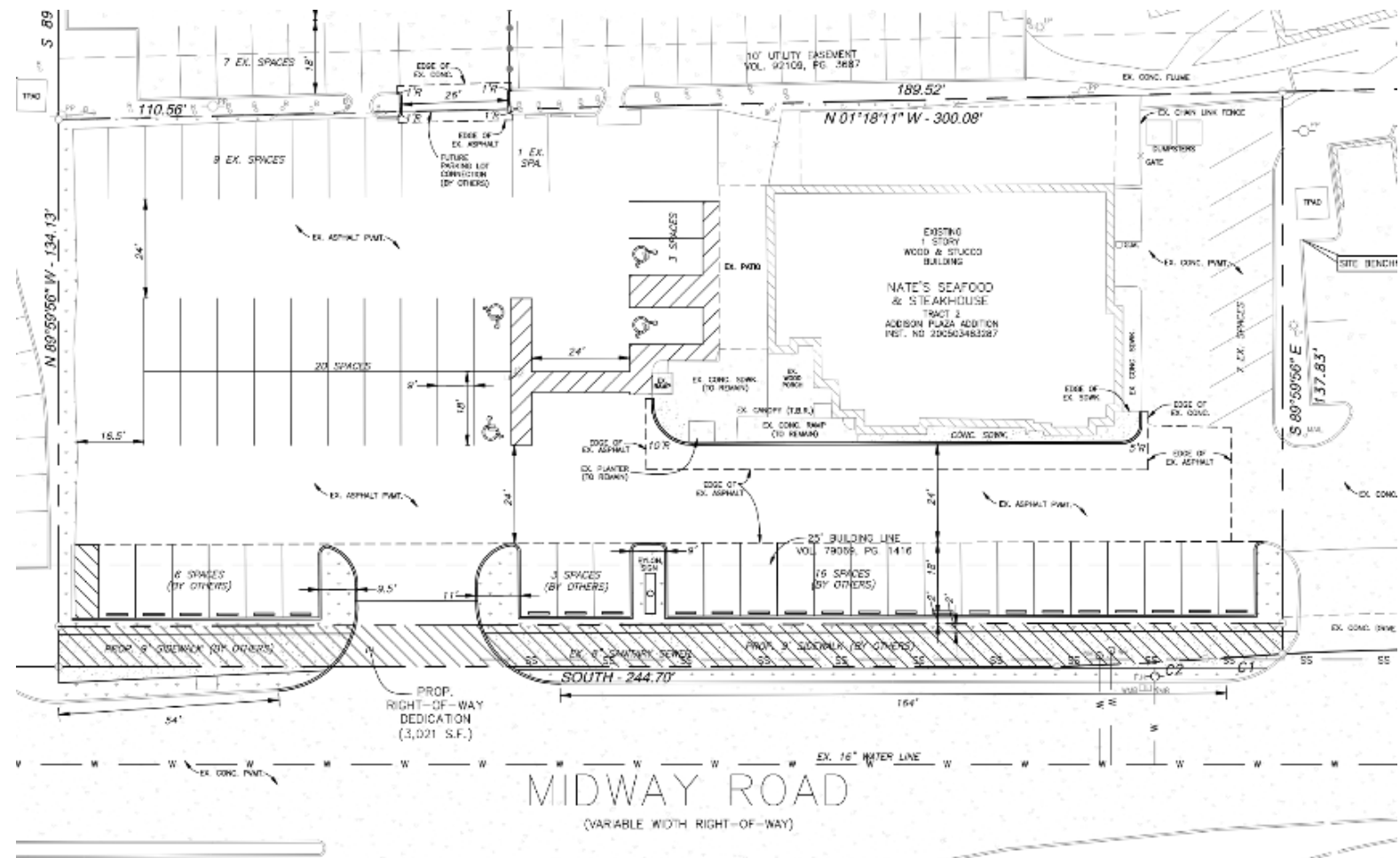


# Case 1862-Z/1863-Z Runyon Rd & Nate's PD Amendments

ADDISON

## PROPOSED SITE MODIFICATIONS:

- Relocate disturbed parking spaces 4.5 feet to the west & remove existing sidewalk.
- Update existing accessible parking spaces and provide 2 additional spaces (4 total).
- Provide landscape islands at site entrance from Midway Road.



# Case 1862-Z/1863-Z Runyon Rd & Nate's PD Amendments

ADDISON

## PROPOSED SITE MODIFICATIONS:

- Restripe existing parking lot.
- Create a new vehicle connection from Nate's parking lot to off-site parking lot.
- Install removable bollards or emergency access compliant gates/chains along northern property line to prevent cut-through traffic from Belt Line Road to Midway Road.



# Case 1861-Z Precision Set PD Amendment

## **PARKING:**

Nate's Seafood & Steakhouse is required to have 49 spaces per parking ratio of 1/100 sq. ft. (PD, Ord. No. 446). 65 spaces are proposed to be provided on site, with an additional 23 spaces off-site, resulting in a total of 88 spaces to serve the restaurant. Offsite parking to be restricted to use by the Nate's property and associated visitors.

## **EXTERIOR FACADES:**

No modifications are proposed to the building facades.

## **LANDSCAPING AND OPEN SPACE:**

No additional impervious surface is proposed on the Nate's property. Landscape islands are proposed at access drive from Midway Road.

Approximately 130 square feet of impervious surface is proposed on the conveyed land to provide a vehicle connection.



# Case 1862-Z/1863-Z Runyon Rd & Nate's PD Amendments



## PUBLIC NOTICE:

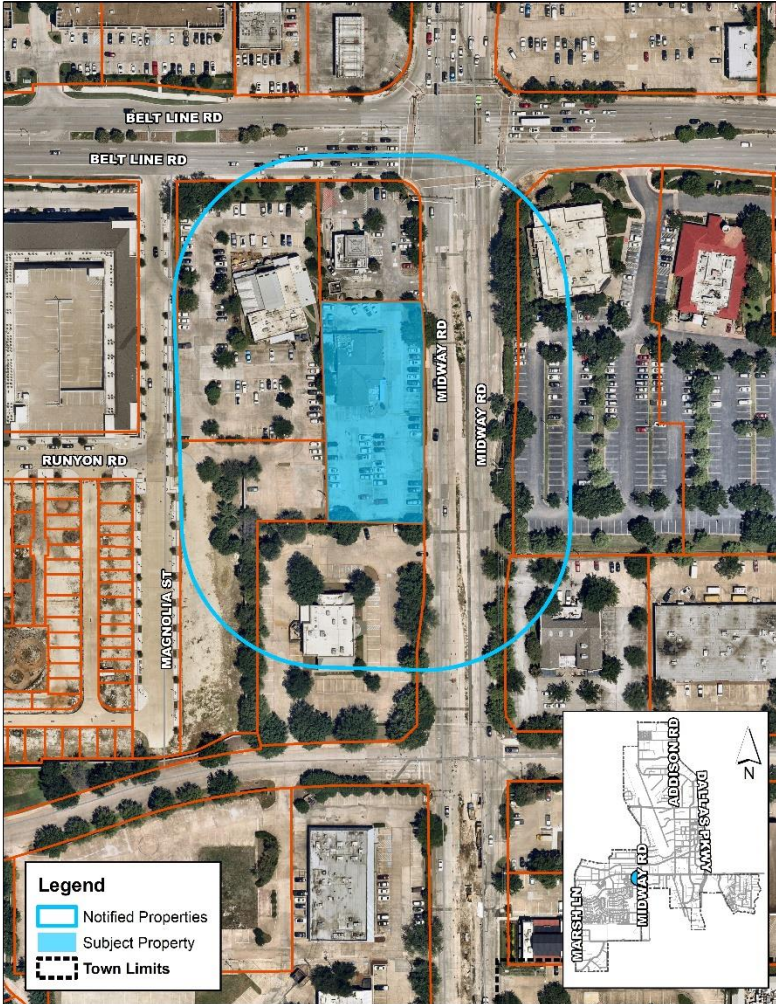
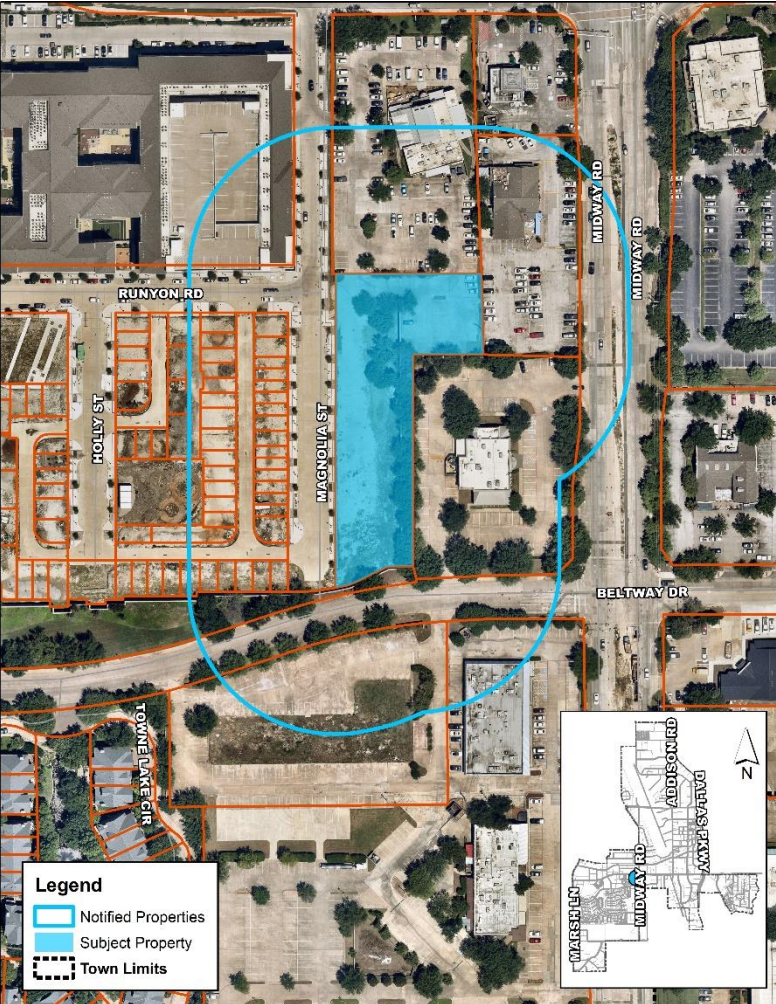
Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

## NOTICE RECIPIENTS: 13

- FOR: None
- AGAINST: None
- NEUTRAL: None

## PLANNING & ZONING COMMISSION ACTION

Approval: 6 – 0



## **RECOMMENDATION (1863-Z/14951 Midway Road/Nate's Seafood & Steakhouse):**

Staff recommends **approval of the request.**

## RECOMMENDATION (1862-Z/18 Runyon Road):

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

- No new vehicle connections to Belt Line Road, Runyon Road, or Beltway Drive.
- Off-site parking may only be used to support establishments at 14951 Midway Road.
- Any future expansion of off-site parking lot will require approval of Development Plans, including the requirements for the property owner to:
  - Screen parking lot from public view from Magnolia Street/Runyon Road and Beltway Drive through provision of masonry screening wall and landscape planting strip.