



## REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

TUESDAY, OCTOBER 18, 2022

ADDISON TREEHOUSE  
14681 MIDWAY ROAD, SUITE 200, ADDISON, TX 75001

6:00 P.M. REGULAR MEETING

The Planning and Zoning Commission meeting and public hearing will be held at the Addison TreeHouse, 14681 Midway Road, Suite 200, Addison, Texas 75001 on Tuesday, October 18, 2022 at 6 pm. Seating for the public will be available using CDC recommended social distancing measures. Telephonic or videoconferencing capabilities will be utilized to allow individuals to address the Commission. For more information on the meeting location and ways to view and/or present comments, please contact Lesley Nyp prior to 3:00 pm on the day of the meeting at 972-450-2823 or by emailing [zoninginput@addisontx.gov](mailto:zoninginput@addisontx.gov). Members of the public are entitled to participate remotely via Dial-in Number: 346.248.7799; Meeting ID: 319 628 1637; Participant ID: #. For more detailed instructions on how to participate in this meeting, visit our Agenda Page. The meeting will be live streamed on Addison's website at [www.addisontexas.net](http://www.addisontexas.net).

Call Meeting to Order

Pledge of Allegiance

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

1. Consider Action on the **Minutes from the September 20, 2022 Planning and Zoning Commission Meeting.**

2. Consider Action on a **Replat of Lots 1R1 and 2, Block A, of the Printemps Addition No. 2, comprising 2.034 Acres situated in the Thomas Chenoweth Survey, Abstract No. 273, and located south of Belt Line Road and approximately 1,275 feet east of Marsh Lane.** Case R2022-05/Printemps Addition No. 2 (3820 Belt Line Road).

Regular Agenda:

3. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5100 Belt Line Road, Suite #430 that is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1859-SUP/5100 Belt Line Road, Suite #430 (Hawkers).
4. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an **Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance No. 446 for a 0.945 Acre property located at 14951 Midway Road, to account for Site Modifications resulting from the Acquisition of Right-of-Way for the Midway Road Reconstruction Project.** Case 1863-Z /14951 Midway Road (Nate's Seafood & Steakhouse).
5. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an **Ordinance Amending Planned Development (PD) District Ordinance No. 016-003 for a 0.552 Acre segment of a property Located East of the Intersection of Runyon Road and Magnolia Street, in order to Modify Use Regulations by Allowing Offsite Parking Lot (Restricted to Use by 14951 Midway Road – Nate's Seafood & Steakhouse) as a Permitted Use.** Case 1862-Z /18 Runyon Road.
6. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5100 Belt Line Road, Suite #600 that is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, to allow Indoor Miniature Golf and a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1864-SUP/5100 Belt Line Road, Suite #600.

Adjourn Meeting

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES. PLEASE CALL (972) 450-7017 AT LEAST 48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.**

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POSTED BY: \_\_\_\_\_  
Lesley Nyp, Planning & Development Manager

DATE POSTED: \_\_\_\_\_

TIME POSTED: \_\_\_\_\_

DATE REMOVED FROM BULLETIN BOARD: \_\_\_\_\_

REMOVED BY: \_\_\_\_\_

**Planning & Zoning Commission**  
**Meeting Date:** 10/18/2022

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**2.**

**Agenda Caption:**

Consider Action on the **Minutes from the September 20, 2022 Planning and Zoning Commission Meeting.**

**Staff Report:**

The minutes from the September 20, 2022 Planning and Zoning Commission Meeting have been prepared for consideration.

**Recommendation:**

Administration recommends approval.

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**Attachments**

Minutes of the September 20, 2022 Planning and Zoning Commission Meeting

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# DRAFT

## OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

September 20, 2022  
6:00 P.M. - Addison Treehouse  
14681 Midway Road, Suite 200

Present: Chair Tom Souers; Vice Chair Chris DeFrancisco; Commissioner Juli Branson;  
Commissioner Robert Catalani; Commissioner Nancy Craig; Commissioner John Meleky  
Absent: Commissioner Denise Fansler

### Call Meeting to Order

Chair Souers called the meeting to order.

### Pledge of Allegiance

Chair Souers led the Pledge of Allegiance.

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

1. Consider Action on the **Minutes from the August 16, 2022 Planning and Zoning Commission Meeting.**
2. Consider Action on a **Replat of Lot C-R, Block 1, of the Oaks North-West No. 2 Addition, comprising 1.24 Acres situated in the Allen Bledsoe Survey, Abstract No. 157, and located west of Montfort Drive and approximately 275 feet south of Belt Line Road.** Case R2022-03/Oaks North-West No. 2 Addition (14999 Montfort Drive).

Motion: Recommend approval of the Consent Agenda, as presented.

Moved by Commissioner Nancy Craig, Seconded by Commissioner John Meleky

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,  
Commissioner Juli Branson, Commissioner Robert Catalani,  
Commissioner Nancy Craig, Commissioner John Meleky

Passed

#### Regular Agenda:

3. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 15375 Addison Road, that is currently zoned Local Retail (LR), to allow a restaurant.** Case 1849-SUP/15375 Addison Road (Ambrosia Café).

Lesley Nyp, Planning & Development Manager, requested that the Commission consider postponing the presentation and consideration of Item 3 until later in the meeting to await the arrival of the applicant.

Commissioner DeFrancisco stated that he would prefer to wait until the applicant arrives.

Chair Souers announced that a member of the public has requested to speak on this item and they would have to wait consideration of the item occurred.

Following action on Item 4, Ms. Nyp resumed presentation of the staff report for Item 3.

#### Discussion:

Commissioner DeFrancisco stated that he likes to see improvements and reinvestment. He asked staff to explain the statement in the staff report that the site meets the minimum landscaping requirement but does not meet the landscape material requirement.

Ms. Nyp replied that the site currently provides more than 20% open space, however, it does not provide the minimum number of shrubs and trees on site. With the proposed improvements, the site would come into compliance with all landscaping standards, including the minimum number of shrubs and trees.

Chair Souers asked how close the site came to the required 80 parking spaces prior to the site alterations. Ms. Nyp stated that 41 spaces are currently provided on site.

Chair Souers commented that without the site alterations, the parking is still deficient. He asked staff to elaborate on the history of the site as it relates to the parking.

Ms. Nyp stated that the site has operated as a restaurant since 1983 and the parking has not presented conditions that would prevent a business from operating.

Chair Souers stated that there are concerns with patrons parking across Addison Road. He asked if there was a way to prevent this.

Ms. Nyp stated that all parking should be contained on site per Town regulations. If patrons did choose to park off-site, those property owners would have the authority to tow unauthorized vehicles.

Commissioner Craig asked if there are material standards for solid waste enclosures.

Ms. Nyp responded that Town regulations require a solid screen but does not specify materiality. The applicant has implemented a solid wood enclosure with perimeter landscaping. This site is unique since it does not have a concealed service area. The back of the structure, facing towards Lindbergh Drive and across from the airport, is likely the most suitable location for the solid waste enclosure.

Commissioner Craig commented that there will not be anything to block the line of sight from Lindbergh Drive if the enclosure doors are left open.

Commissioner Catalani asked if parking was removed to accommodate the solid waste enclosure.

Ms. Nyp replied that this area is the current location of the dumpster, but there is no enclosure currently provided.

Commissioner Branson asked why there are so few seats proposed and if staff is limiting the number of seats to the proposed 88.

Ms. Nyp stated that staff did not limit the seating. As part of the SUP application, a floor plan is required showing all improvements. The

floor plan provided is the layout the applicant is proposing.

Commissioner Branson asked if the applicant would be able to add tables if the item were approved.

Commissioner Meleky asked if the number of seats would be identified on the Certificate of Occupancy.

Ms. Nyp replied that the Certificate of Occupancy would identify the land use. For this item it would be identified as a restaurant. When regulating the floor plan, staff would generally enforce the intent of the request.

Commissioner Branson stated she is concerned that if additional tables were added, the provided parking would not be sufficient. She asked if patrons could walk to the restaurant from the DART Station. Ms. Nyp replied yes.

Ken Schmidt, Director of Development Services, stated that the challenges with this site and the previous occupant were heightened as it previously operated more like a nightclub or a lounge, rather than a restaurant. With the nature of the site, it is under parked, however, it is an existing condition.

Chair Souers commented that the restaurant capacity will be limited by the Fire Code. He asked if the Commission could place conditions on the item to limit the total number of seats in the restaurant.

Ms. Nyp replied that it would be within the authority of the Commission to add that condition to their approval, however, it would be difficult for Town staff to enforce. Based upon concerns about the existing site conditions, a limit could be warranted.

Mr. Schmidt commented that the floor plan is a component of the zoning and staff could enforce all aspects of the zoning, however, we have to be practical about enforcement. The true symptom of this issue is if they are parking off-site. The number of patron in the business is not an issue, especially if ride share options are used.

Commissioner DeFrancisco commented that he is concerned if the tables are removed and it becomes more of a club atmosphere and how the Town can enforce that.

Commissioner Catalani stated that parking will be an issue because customers do not arrive and leave at the same time. He does not have



a solution, but others will also deal with this issue in the future.

Chair Souers opened the public hearing for Item 3.

Sam Naser, 1525 Flowers Drive Carrollton, TX 75007, stated he did not prepare a presentation, but he welcomed questions from the Commission.

Commissioner DeFrancisco asked Mr. Naser for his thoughts on the parking deficit.

Mr. Naser replied that parking is difficult to manage because you cannot control the number of people that enter and exit the site. He commented that he allows the adjacent business across Lindbergh Drive to use his parking lot because there is a parking shortage in the area. There were issues with the previous businesses, but he is investing in the site to bring it closer to compliance.

Commissioner Meleky asked if he has an existing agreement with adjacent businesses to share the parking. Mr. Naser said he has talked with them and they have not shared any concerns about shared parking.

Commissioner DeFrancisco asked if Mr. Naser had other restaurant locations. Mr. Naser replied that he has 6 locations in Orlando.

Commissioner Catalani asked if there are alcohol sales at the other restaurant locations in Orlando. Mr. Naser replied no.

Commissioner Catalani asked how they plan to be successful without alcohol sales and how they will enforce no BYOB.

Mr. Naser replied that he is not against drinking, but there are other businesses patrons can visit to drink alcohol.

Commissioner Catalani commented that he would like to be ensured that no BYOB would be enforced.

Mr. Naser said there will be a sign at the business and on the website indicating no BYOB. He added that he has never had issues at his other locations.

Commissioner DeFrancisco asked if they host events at the other locations in Orlando.

Mr. Naser responded that there would be music at the restaurant. They intend to use a portion of the restaurant as a coffee shop from 6:00 am - 2:00 pm and the remainder of the space would be a restaurant. They do not intent to use the restaurant as a club.

Chair Souers asked in reference to the Letter of Intent that stated this was a women-owned business, what Mr. Naser's relationship was to the women. Mr. Naser responded that it is his wife.

Chair Souers commented that there are several similar businesses in Addison. He asked if there was adequate demand to support the business.

Mr. Naser said that the similar businesses in the area are very busy.

Bruce Arfsten, 17085 Windward Lane, stated he is not in support or in opposition of the request, however, he is concern about the parking at the subject property. It only provides 50% of the required parking, and it sets a poor precedent for future requests. This has historically been a late hours business and patrons cross the street, which creates safety concerns. The Town should expect the full capacity of the restaurant to be accommodated on site in regards to parking. He is also concerned that restrictions on BYOB are not enforceable.

Commissioner DeFrancisco asked the Assistant City Attorney her opinion on the enforcement of BYOB restrictions.

Dana Huffman, Assistant City Attorney, stated that if the location is operating and does not have a license with TABC, the liability for the business is extraordinary if they do not proclaim in writing that alcohol is not permitted. Without the licensing, the restaurant would assume responsibility.

Chair Souers clarified that it would be TABC enforcement issue, not a Town enforcement issue. Ms. Huffman replied yes, for the business owner.

Mr. Schmidt stated that the Town regulates alcohol use via SUP, therefore, we should also be able to regulate BYOB via zoning. The City Attorney does review all ordinances and had no concerns with the proposed conditions.

Chair Souers closed the public hearing for Item 3.

Commissioner DeFrancisco stated he appreciates the reinvestment in

the site but has concerns about the lack of parking.

Motion: Recommend denial of the SUP, Case 1849-SUP/15375  
Addison Road (Ambrosia Cafe).

Moved by Vice Chair Chris DeFrancisco, Seconded by Commissioner  
John Meleky

AYE: Vice Chair Chris DeFrancisco, Commissioner Juli Branson,  
Commissioner Robert Catalani, Commissioner Nancy Craig,  
Commissioner John Meleky

NAY: Chair Tom Souers

Passed

4. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 14380 Marsh Lane, Suite 100 that is currently zoned Planned Development (PD), Ordinance No. 016-017, to allow a restaurant with a drive-thru.** Case 1855-SUP/14380 Marsh Lane, Suite 100 (Jeremiah's Italian Ice).

Lesley Nyp, Planning & Development Manager, presented the staff report for Item 4.

Discussion:

Chair Souers opened the public hearing for Item 4.

Note: The applicant attended the meeting virtually, however, due to technical difficulties, was unable to participate in the meeting.

Public Hearing: There were no speakers on this item.

Chair Souers closed the public hearing for Item 4.

Motion: Recommend approval of the request for an SUP, Case 1855-SUP/14380 Marsh Lane, Suite 100 (Jeremiah's Italian Ice).

Moved by Commissioner John Meleky, Seconded by Commissioner  
Nancy Craig

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,  
Commissioner Juli Branson, Commissioner Robert Catalani,  
Commissioner Nancy Craig, Commissioner John Meleky

Passed

5. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Adopting a Development Plan for the Addison Reserve Townhomes, including a Site Plan, Landscape Plan, Lighting Plan, Facade Plans and Floor Plans for 31 Townhomes and associated Public Open Space and Common Area Lots in an existing Planned Development District (PD), through Ordinance 022-08, situated on approximately 1,804 Acres located at 4150 Beltway Drive.** Case 1856-Z/4150 Beltway Drive (Addison Reserve Townhomes).

Ken Schmidt, Director of Development Services, presented the staff report for Item 5.

Discussion:

Chair Souers opened the public hearing for Item 5.

Josh Nichols, 3963 Maple Avenue, Suite 330, Dallas, TX 75219, welcomed questions from the Commission.

Commissioner Branson asked if there were any specific accommodations for electric vehicles in the townhomes.

Mr. Nichols stated that the foundations can withstand the weight of the vehicles. In all the garages constructed since 2019, Cobalt Homes has provided a 220 volt outlet in anticipation of needing to charge electric vehicles now or in the future. It is cheaper to install it during construction rather than after.

Commissioner Branson asked if there was just one 220 volt plug provided. Mr. Nichols replied yes.

Commissioner Catalani asked when they anticipate starting construction.

Mr. Nichols stated that they will need to complete the permit process, but they anticipate moving forward as soon as possible.

Commissioner Catalani asked what the anticipated construction time is for the project.

Mr. Nichols stated he anticipates 30 months. The townhomes will not

be sold prior to unit completion and there are no requirements from lenders to pre-sell homes.

Commissioner Catalani commented that this project will be another inconvenience for the neighborhoods along Beltway Road as there is already existing construction. He asked what considerations they have made to mitigate disturbances to adjacent residence.

Mr. Nichols stated that the impacts to Beltway Drive should be limited to the infrastructure work, otherwise the construction should be self-contained on site. Beyond the right-of-way work, there will not be construction trucks parked on Beltway Drive.

Commissioner Catalani commented that City Council recently approved a wood temporary construction fence to screen active construction. He asked if that could be possible with this project.

Mr. Nichols stated that the phasing allows the existing screening wall to remain for as long as possible. When the wall comes down, the sidewalk work will be completed along Beltway and there will not be sufficient room for a temporary fence. He will continue to work with staff to mitigate impacts.

Commissioner Craig asked how the electronic gates are controlled. Mr. Nichols replied that the gates will open automatically when exiting, but only residents would have entry access.

Commissioner Craig asked the applicant to elaborate on the phasing of the green space. Mr. Nichols stated that the green space would be developed following the construction of the adjacent building.

Chair Souers closed the public hearing for Item 5.

Motion: Recommend approval of the Development Plan, Case 1856-Z/4150 Beltway Drive.

Moved by Commissioner Nancy Craig, Seconded by Commissioner Robert Catalani

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,  
Commissioner Juli Branson, Commissioner Robert Catalani,  
Commissioner Nancy Craig, Commissioner John Meleky

Passed

6. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 14380 Marsh Lane, Suite 160 that is currently zoned Planned Development (PD), Ordinance Nos. 016-017 and 016-018, to allow a restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption. Case 1858-SUP/14380 Marsh Lane, Suite 160 (Buttermilk Biscuits Brunch House).

Lesley Nyp, Planning & Development Manager, presented the staff report for Item 6.

Discussion:

Chair Souers opened the public hearing for Item 6.

Gavin Kim and Andrea Bojor, 3964 SH 121 Lewisville, TX 75056, welcomed questions from the Commission.

Chair Souers asked why they chose Addison for their third location.

Ms. Bojor said they have wanted to expand into Addison for a while. They proceeded with opening of the Frisco location in May 2022, and it is doing well, so they decided to open a third location in Addison. They take pride in their customer service and many customers enjoy their specialty brunch cocktails.

Commissioner Catalani asked when they anticipate opening. Mr. Kim said construction will take at least 6 months once everything is approved, but it could be delayed.

Commissioner DeFrancisco commented that it is a great concept, and it is needed in this area.

Commissioner Branson asked if the patio is dog friendly. Mr. Kim replied yes. The patio is dog friendly and the interior is service dog friendly.

Chair Souers closed the public hearing for Item 6.

Motion: Recommend approval of the request for an SUP, Case 1858-SUP/14380 Marsh Lane, Suite 160 (Buttermilk Biscuits Brunch House), with the following condition:

- The applicant shall not use any terms or graphics depictions that

relate to alcoholic beverages in any exterior signage.

Moved by Commissioner John Meleky, Seconded by Commissioner Robert Catalani

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,  
Commissioner Juli Branson, Commissioner Robert Catalani,  
Commissioner Nancy Craig, Commissioner John Meleky

Passed

7. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending Planned Development (PD) District Ordinance No. 099-025 for a 7.76 Acre property Located at the southeast corner of Westgrove Drive and Excel Parkway in order to Modify Use Regulations by allowing Light Assembly of Jewelry as a Permitted Use.** Case 1861-Z / 16650 Westgrove Drive (Precision Set).

Lesley Nyp, Planning & Development Manager, presented the staff report for Item 7.

Discussion:

Chair Souers opened the public hearing for Item 7.

Trenton Robertson, Masterplan, 2201 Main Street, Suite 1280, Dallas, TX 75201, shared a presentation with the Commission.

Commissioner Catalani asked if the business owners are local. Mr. Robertson replied yes.

Commissioner Catalani asked if they will be using the new location to give their existing 32 employees more space. Mr. Robertson replied yes.

Chair Souers commented that the presentation was very thorough.

Chair Souers closed the public hearing for Item 7.

Motion: Recommend approval of the request for a Planned Development Amendment, Case 1861-Z/16650 Westgrove Drive (Precision Set), with the following condition:

- Light assembly of jewelry shall not include smelting, soldering, or

the use of hazardous chemicals.

Moved by Commissioner Juli Branson, Seconded by Commissioner John Meleky

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,  
Commissioner Juli Branson, Commissioner Robert Catalani,  
Commissioner Nancy Craig, Commissioner John Meleky

Passed

8. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending Planned Development (PD) District Ordinance No. 016-003 for a 0.552 Acre segment of a property Located East of the Intersection of Runyon Road and Magnolia Street, in order to Modify Use Regulations by Allowing Offsite Parking Lot as a Permitted Use.** Case 1862-Z /18 Runyon Road.

Lesley Nyp, Planning & Development Manager, stated that the applicant has requested that the consideration and action on item 1862-Z/18 Runyon Road be tabled.

Discussion:

Chair Souers opened the public hearing for Item 8.

Public Hearing: There were no speakers on this item.

Chair Souers closed the public hearing for Item 8.

Motion: Recommend approval of the request to table Agenda Item 8.

Moved by Vice Chair Chris DeFrancisco, Seconded by Commissioner Robert Catalani

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,  
Commissioner Juli Branson, Commissioner Robert Catalani,  
Commissioner Nancy Craig, Commissioner John Meleky

Passed



9. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance No. 446 for a 0.945 Acre property Located at 14951 Midway Road, to account for Site Modifications resulting from the Acquisition of Right-of-Way for the Midway Road Reconstruction Project.** Case 1863-Z /14951 Midway Road (Nate's Seafood & Steakhouse).

Lesley Nyp, Planning & Development Manager, stated that the applicant has requested that the consideration and action on item 1863-Z/149515 Midway Road (Nate's Seafood & Steakhouse) be tabled.

Discussion:

Chair Souers opened the public hearing for Item 9.

Public Hearing: There were no speakers on this item.

Chair Souers closed the public hearing for Item 9.

Motion: Recommend approval of the request to table Agenda Item 9.

Moved by Commissioner John Meleky, Seconded by Commissioner Juli Branson

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,  
Commissioner Juli Branson, Commissioner Robert Catalani,  
Commissioner Nancy Craig, Commissioner John Meleky

Passed

10. Public Comment:

Chair Souers invited a member of the public to speak before the Commission as their comments pertained to items not included on the agenda.

Jacqueline Hood, 14683 Midway Road, Suite 115, addressed the Commission and inquired if the Office in the Park rezoning request had already been considered.

Lesley Nyp, Planning & Development Manager, responded that Case No. 1851-Z/AMLI Midway was approved at the August 9, 2022 City

Council meeting.

## Adjourn Meeting

There being no further business before the Commission, the meeting was adjourned.

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Meeting Date: 10/18/2022

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**Agenda Caption:**

Consider Action on a Replat of Lots 1R1 and 2, Block A, of the Printemps Addition No. 2, comprising 2.034 Acres situated in the Thomas Chenoweth Survey, Abstract No. 273, and located south of Belt Line Road and approximately 1,275 feet east of Marsh Lane. Case R2022-05/Printemps Addition No. 2 (3820 Belt Line Road).

**Recommendation:**

Staff recommends approval of this request, subject to the following condition:

- The shared access easement must be executed prior to the recording of the replat.

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**Attachments**

R2022-05 Staff Report

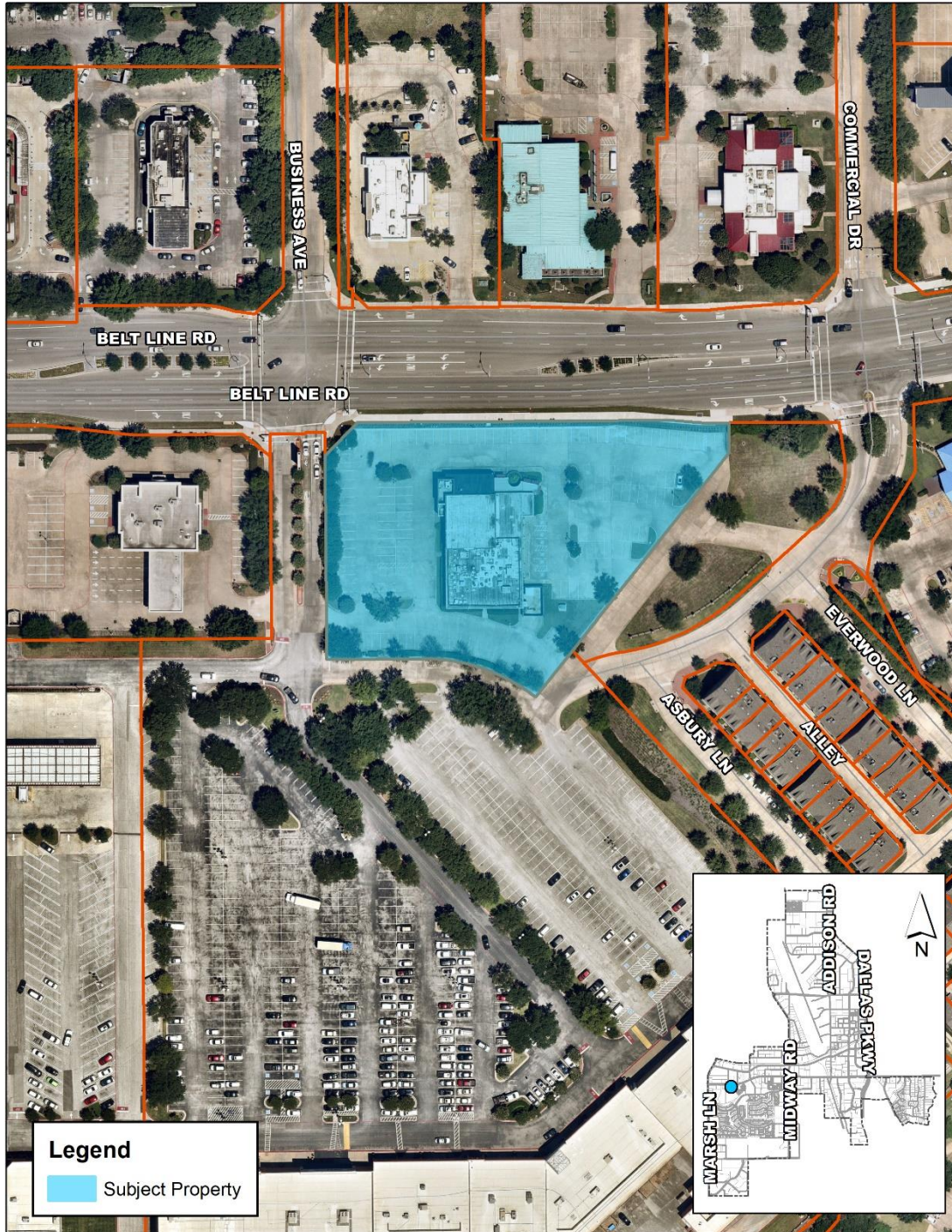
R2022-05 Replat

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# R2022-05

Case R2022-05/Printemps Addition No. 2 (3820 Belt Line Drive). Consider Action on a Replat of Lots 1R1 and 2, Block A, of the Printemps Addition No. 2, comprising 2.034 Acres situated in the Thomas Chenoweth Survey, Abstract No. 273, and located south of Belt Line Road and approximately 1,275 feet east of Marsh Lane.

## LOCATION MAP





October 18, 2022

**STAFF REPORT**

RE: R2022-05/ Replat – Lots 1R1 & 2, Block A,  
Printemps Addition No. 2

LOCATION: 2.034 Acres situated in the Thomas Chenoweth  
Survey, Abstract No. 273, and located south of Belt  
Line Road and approximately 1,275 feet east of  
Marsh Lane.

REQUEST: Approval of a Replat (Application Date: 9/19/2022)

APPLICANT: Aaron Andree, Bohler

DISCUSSION:

Background: The subject property is located south of Belt Line Road and approximately 1,275 feet east of Marsh Lane. In September 2022, this site was rezoned to the Planned Development (PD) zoning district, Ordinance No. O22-27, and received SUP approval to facilitate the construction of Salad & Go.

The replat subdivides the proposed Salad & Go restaurant site from the remainder of the site that is currently occupied by a vacant restaurant building and associated parking, formerly known as Humperdink's Restaurant and Brewpub.

No easements are proposed to be dedicated or modified via the replat. A shared access easement will be dedicated via separate instrument to provide access to both parcels from the private drives to the east and west.

Regulatory Compliance: The replat has been reviewed by Town staff and is in compliance with all requirements.

**RECOMMENDATION:**

Staff recommends approval of the proposed replat, with the following condition:

- The shared access easement must be executed prior to the recording of the replat.

OWNER'S CERTIFICATE AND DEDICATION:

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, ADDISON RETAIL, LLC, are the owners of a tract of land situated in the City of Addison, Dallas County, Texas, being part of the Thomas Chenowith Survey, Abstract No. 273, being part of Printemps Addition No. 2, an addition to the Town of Addison as recorded in Volume 92162, Page 2251 of the Map Records of Dallas County, Texas (M.R.D.C.T.), being all of a called 2.034 acre tract of land described in Special Warranty Deed to Addison Retail, LLC, as recorded in Instrument No. 201800004323, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with a yellow cap stamped "DAA" found at a north corner of said Printemps Addition and being an interior corner of Lot 1, Block E, of the Replat of Asbury Circle, an addition to the Town of Addison as recorded in Instrument No. 2009000017267, O.P.R.D.C.T.;

THENCE South 38 degrees 20 minutes 14 seconds West, a distance of 324.75 feet along the east line of said Printemps Addition and the west line of said Asbury Addition to a "X" set for corner being the southeast corner of said Printemps Addition and being an interior corner of Lot 3C-1, Block D, of a Replat of Lots 3A, 3B, 3C-1, 4R-1 & 5 of Addison Town Center, an Addition to the Town of Addison as recorded in Volume 94176, Page 1630, O.P.R.D.C.T., and at the beginning of a tangent curve to the left;

THENCE in a Westerly direction, a distance of 124.81 feet, having a central angle of 38 degrees 50 minutes 18 seconds, a radius of 184.12 feet, a tangent length of 64.91 feet and whose chord bears North 71 degrees 04 minutes 55 seconds West a distance of 122.43 feet to a one-half inch iron rod with yellow cap stamped "RPLS 5310" for corner in the south line of said Printemps Addition and a north line of said Addison Town Center Addition;

THENCE South 89 degrees 29 minutes 56 seconds West, a distance of 101.42 feet along the south line of said Printemps Addition and a north line of said Addison Town Center Addition to a point for corner at the southeast corner of said Printemps Addition and an interior corner of said Addison Town Center Addition, from which a "X" cut found bears South 82 degrees 42 minutes 04 seconds West, a distance of 0.71 feet;

THENCE North 00 degrees 30 minutes 04 seconds West, a distance of 212.25 feet along the west line of said Printemps Addition and an east line of said Addison Town Center Addition to a "X" set;

THENCE North 44 degrees 29 minutes 56 seconds East, a distance of 56.57 feet to a one-half inch iron rod with yellow plastic cap stamped "Bohler Eng" set for corner in the north line of said Printemps Addition and the south line of Belt Line Road (variable width right-of-way);

THENCE along the north line of said Printemps Addition and the south line of said Belt Line Road the following courses and distances:
North 89 degrees 29 minutes 56 seconds East, a distance of 256.29 feet to a one-half inch iron rod with yellow plastic cap stamped "Bohler Eng" set for corner;
South 85 degrees 04 minutes 27 seconds East, a distance of 100.45 feet to a "X" set for corner;

North 89 degrees 29 minutes 56 seconds East, a distance of 24.25 feet to a "X" set for corner being the northeast corner of said Printemps Addition and the northwest corner of said Asbury Addition;

THENCE South 00 degrees 30 minutes 04 seconds East, a distance of 30.50 feet along the east line of said Printemps Addition and the west line of said Asbury Addition to the POINT OF BEGINNING and containing 88,599.52 square feet or 2.0340 acres tract of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ADDISON RETAIL, LLC., (Owner) does hereby adopt this plat designating the hereinabove property as LOTS 1R1 AND 2, Block A, Printemps Addition No. 2, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utilities easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the Town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the Town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the Town for maintenance or efficiency of its respective system or service.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Addison, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_, 2022.

By: Addison Retail, LLC

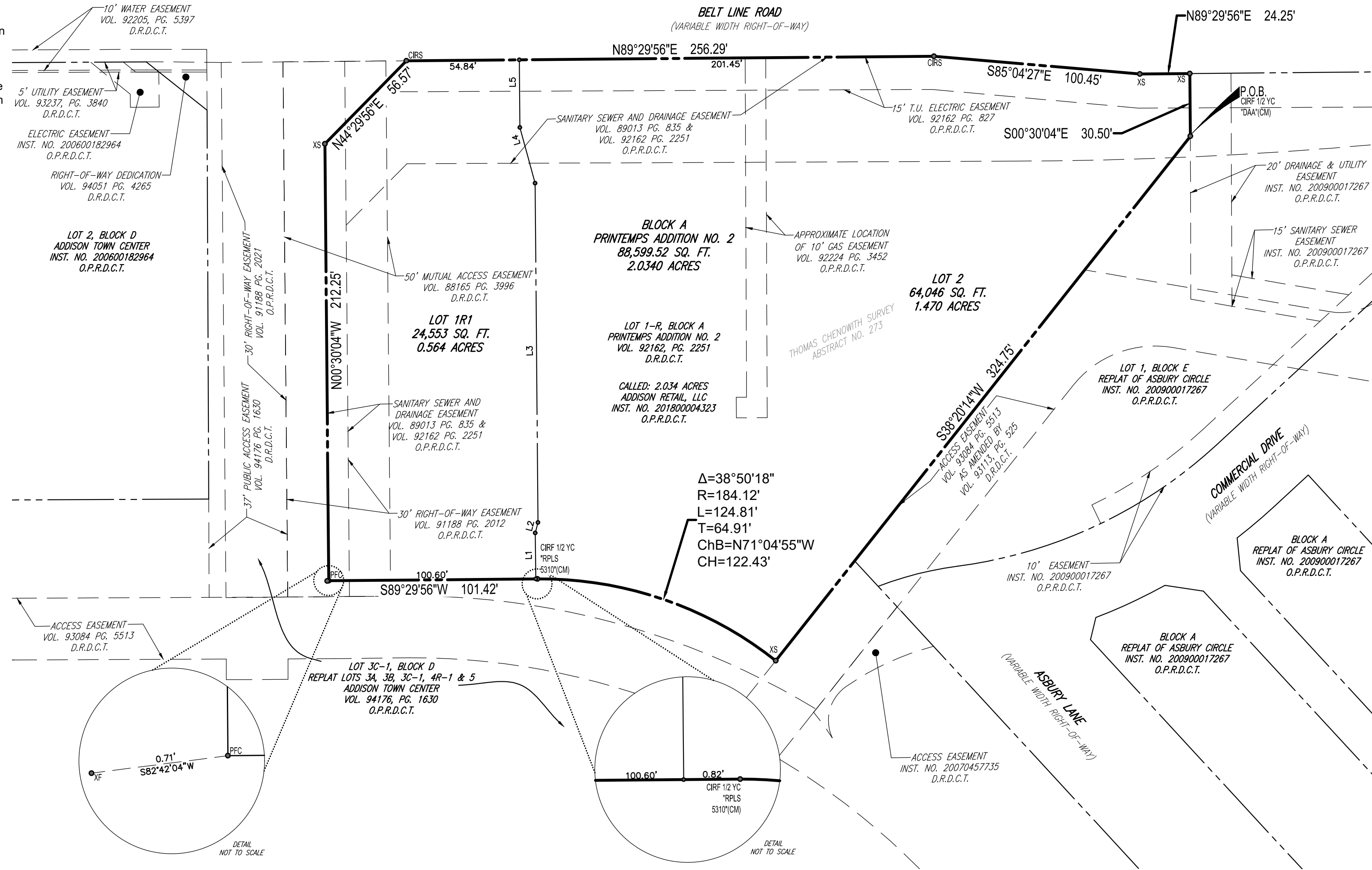
Name:
Title:

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared \_\_\_\_, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the \_\_\_ day of \_\_\_, 2022.

Notary Public in and for the State of Texas



SURVEYOR'S STATEMENT

I, Aaron S. Andree, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the Town of Addison.

Dated this the \_\_\_ day of \_\_\_, 20\_\_

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document".

Aaron S. Andree
Texas Registered Professional Land Surveyor No. 6920

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Aaron S. Andree, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office this the \_\_\_ day of \_\_\_, 20\_\_

Notary Public in and for the State of Texas

Table with 3 columns: NO., BEARING, LENGTH. Rows L1 through L5.

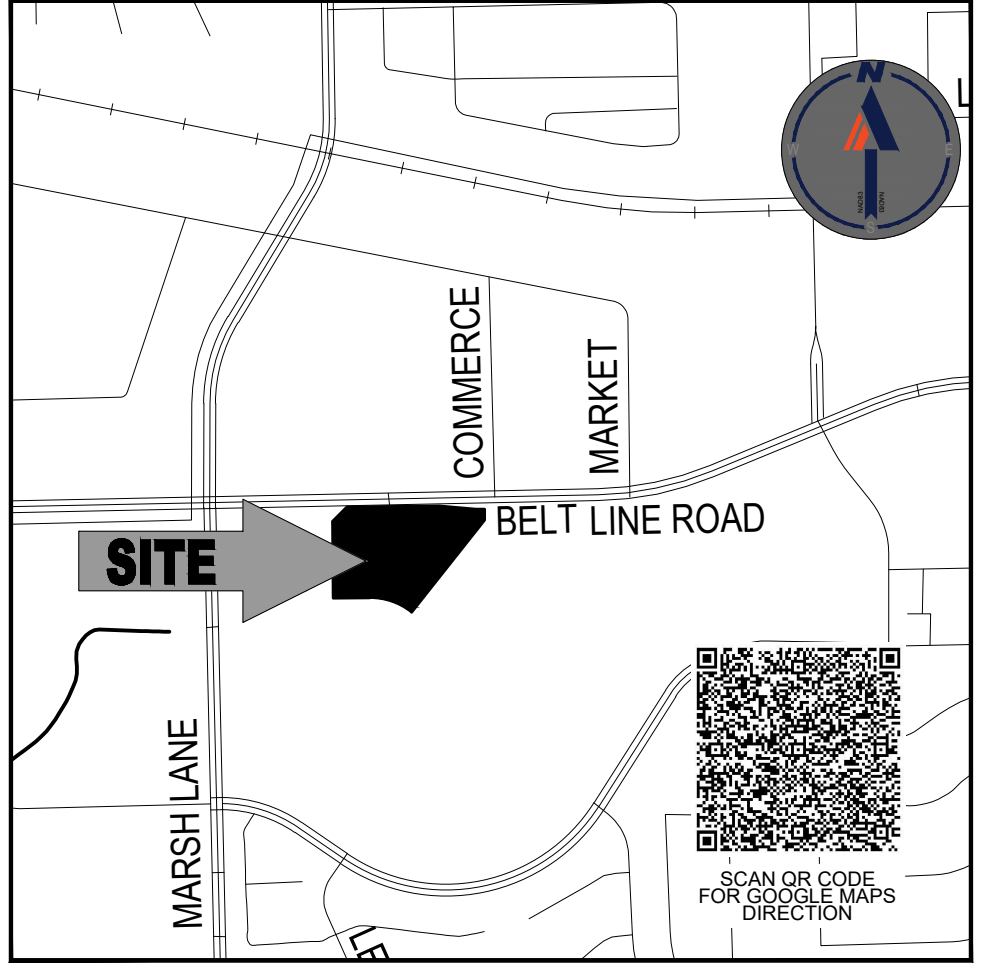
CERTIFICATE OF APPROVAL

APPROVED this \_\_\_ day of \_\_\_, 2022 by the Town of Addison, Texas

Chair, Planning and Zoning Commission

City Secretary

APPLICANT: LISCIOTTI DEVELOPMENT; OWNER: ADDISON RETAIL, LLC; SURVEYOR: BOHLER ENGINEERING



GENERAL NOTES:

- 1. The basis of bearing is derived from the Texas AllTerra RTKnet Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Elevations, if shown, are derived from North American Vertical Datum (NAVD) 88 using GEI0D12A.
2. According to Community Panel No. 48113C0180K, dated July 07, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
3. The zoning of the subject tract is Planning Development (DP), according to City of Addison Zoning Map. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.
4. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
5. The purpose of this replat is to subdivide an existing platted lot into lots for development purposes.
6. The 10' gas easement recorded in Volume 92224, Page 3452, Official Public Records, Dallas County Texas as shown hereon was dedicated by separate instrument.

LEGEND

- P.O.B. POINT OF BEGINNING
XS CHISELED "X" SET
CRF CAPPED IRON ROD FOUND STAMPED " "
CRS CAPPED IRON ROD SET STAMPED " "
(CM) CONTROLLING MONUMENT
PFC POINT FOR CORNER
XC CHISELED "X" FOUND
YF YELLOW CAP
VOL. PG. VOLUME PAGE
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

TOWN PROJECT NO. RP R2022-05
REPLAT

PRINTEMPS ADDITION NO. 2
LOTS 1R1 AND 2, BLOCK A

BEING PART OF REPLAT
LOT 1-R, BLOCK A
PRINTEMPS ADDITION NO. 2
VOL. 92162, PG. 2251

2.0340 ACRES OUT OF THE
THOMAS CHENOWITH SURVEY, ABSTRACT NO. 273;
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

LISCIOTTI DEVELOPMENT 83 Orchard Hill Park Drive
Leominster, MA 01453
978-486-6661

BOHLER ENGINEERING logo and contact information: 2600 NETWORK BLVD., SUITE 310, FRISCO, TEXAS 75034

BOHLER ENGINEERING, ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING. THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING AND IS TO BE RETURNED TO BOHLER ENGINEERING UPON COMPLETION OF THE PROJECT OR AS OTHERWISE SPECIFIED.

**Agenda Caption:**

Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5100 Belt Line Road, Suite #430 that is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption. Case 1859-SUP/5100 Belt Line Road, Suite #430 (Hawkers).

**Recommendation:**

Staff recommends approval of this request, subject to the following condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

---

**Attachments**

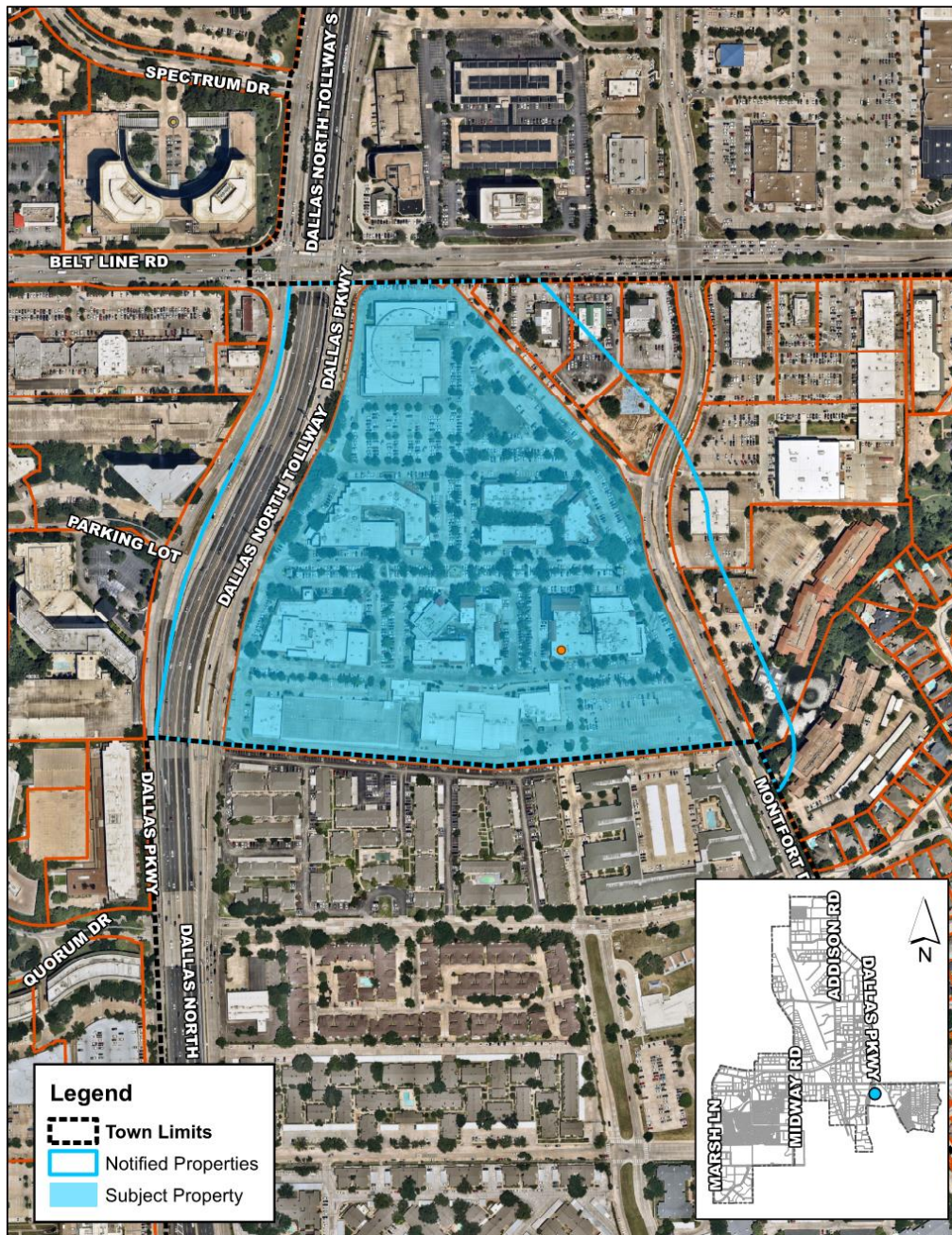
1859-SUP Staff Report  
1859-SUP Letter of Intent  
1859-SUP Plans  
1859-SUP Renderings

---

# 1859-SUP

**PUBLIC HEARING** Case 1859-SUP/5100 Belt Line Road, Suite #430 (Hawkers). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5100 Belt Line Road, Suite #430 that is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.

## LOCATION MAP







October 18, 2022

## STAFF REPORT

RE: 1859-SUP/5100 Belt Line Road, Suite #430  
(Hawkers)

LOCATION: 5100 Belt Line Road, Suite #430

REQUEST: Approval of a Special Use Permit for a restaurant and the sale of alcoholic beverages for on-premises consumption. (Application Date: 8/4/2022)

APPLICANT: Ashley Rosado, Interplan LLC

## DISCUSSION:

Background: The subject property is located at 5100 Belt Line Road, Suite #430. The proposed 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 center is zoned Planned Development (PD), Ordinance No. O12-002, and as amended by Ordinance No. O20-08.

Hawkers is a full-service restaurant that specializes in Asian street food. It was founded in Orlando, Florida in 2011 by four friends with family roots in Malaysia, Hong Kong, and Vietnam, which has influenced all aspects of their restaurant concept. Hawkercs has thirteen locations, primarily located in Florida, Georgia, and North Carolina. The Addison restaurant would be their second Texas location, following the opening of the Deep Ellum restaurant in November 2021. The proposed operating hours for the Addison location are 11:00 am – 10:00 pm, Sunday through Thursday and 11:00 am – 11:00 pm Friday through Sunday.

The restaurant would occupy an existing 5,215 square foot tenant space (Suite 430) in Block 400 at Village on the Parkway. Adjacent businesses include Vidorra and Sidecar Social. The restaurant proposes to include interior and patio seating. Hawkercs would also offer alcohol sales for on-premises consumption.

The PD Ordinance allows restaurants and the sale of alcoholic beverages for on-premises consumption through the approval of an SUP. The proposed use complies with the ordinance.

Proposed Plan: With this request, Hawkercs proposes an interior finish-out of the suite, an exterior remodel, and a 1,420 square foot dining patio addition. The proposed restaurant will provide seating for 267 individuals (162 indoor seats and 105 patio seats). The interior floor plan is comprised of kitchen and service areas, a bar, and table, booth, and bar seating in the dining areas.

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 current conditions require 2,052 spaces on site. The center currently provides 2,262 parking spaces (1,640 surface spaces and 622 garage spaces).

The restaurant is proposing to remove one parking spaces to accommodate a new landscape island along the south building façade. The reduction of one space, resulting in 2,261 spaces on site, will still be in compliance with the minimum number of parking spaces required.

Exterior Facades: The restaurant proposes an extensive remodel to the south and west facades as reflected in the façade plans and renderings. The entry way and windows will be updated to deliver a more sleek and modern design. A steel canopy will be added over the proposed dining patio areas and an outdoor bar will be provided on the west facade. The outdoor patio will be contained within a 4-foot-tall masonry block wall with decorative openings.

Façade materials will include masonry, tile, and stucco. The color scheme (teal, yellow, and orange) is representative of the bright colors that may be found at a traditional Asian street market.

Landscaping and Open Space: To accommodate a patio expansion on the south and west side of the building, the applicant proposed to remove two 14 caliper inch cedar elms, resulting in a total of 28 caliper inches removed. While tree removal is not encouraged, Town staff understands the importance of activating the building frontage with outdoor space.

The applicant proposes to convert one existing parking space south of the restaurant into a parking island to accommodate an 8-caliper inch cedar elm. Town staff worked with the applicant to mitigate the removed trees, however, there were many site constraints including overhead power lines, lack of irrigation, and existing vegetation that prevented full mitigation. The remaining 20 caliper inches is proposed to be mitigated via payment into the tree preservation fund at a rate of \$192 per caliper inch, for a total amount of \$3,840. These funds will be used for replacement trees in the surrounding area.

## RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Hawkers is a unique concept that will expand the diversity of restaurant options in Addison. The significant façade remodel and elegantly designed outdoor spaces will support the activation of the surrounding pedestrian areas, while also reviving a currently vacant space.

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

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.



September 8, 2022

City of Addison - Infrastructure & Development Services

16801 Westgrove Drive

Addison, TX 75001

RE: Hawkets Addison – Letter of Intent and Description of Brand

To whom it may concern,

Brief History

It all started when four best friends with family roots in Malaysia, Hong Kong, and Vietnam, decided to bring the bold flavors of Asian street food to the streets of Orlando in 2011. The brand has expanded to 13 locations primarily spread across the Southeast. The Hawkets story is still told through three important chapters: Great Food, Delicious Drinks, and an Exciting Vibe.

1. The Food:

- Asian street food is special. The flavors are bold and unapologetic, the recipes are passed down from generation to generation, and the wok technique is unparalleled. The best Asian street food mesmerizes all five senses: sight, smell, sound, touch, and of course, taste.

2. The Drinks:

- Craft cocktails, brews, and wine. Our cocktails are carefully concocted featuring exotic flavors and bold liquors.

3. The Vibe:

- Custom neon signage, Asian style wallpaper, newspaper tabletops, and a bustling expo that accentuates the woks.



# HAWKERS

ASIAN STREET FOOD

EATHAWKERS.COM

## Hawkers Addison

The proposed Hawkerc restaurant in Addison, TX is approximately 5,100 SF, featuring an inside/outside bar and multiple patio dining zones. We anticipate having approximately 60-75 hourly employees, being led by a management team of about 6; the management team includes chefs, bar managers, a GM, and an Assistant GM. This location will be open 7 days a week from 11am until 10pm (11pm on Fri/Sat) with the exception of a few holidays.

Should have any questions or concerns, please do not hesitate to contact me directly.

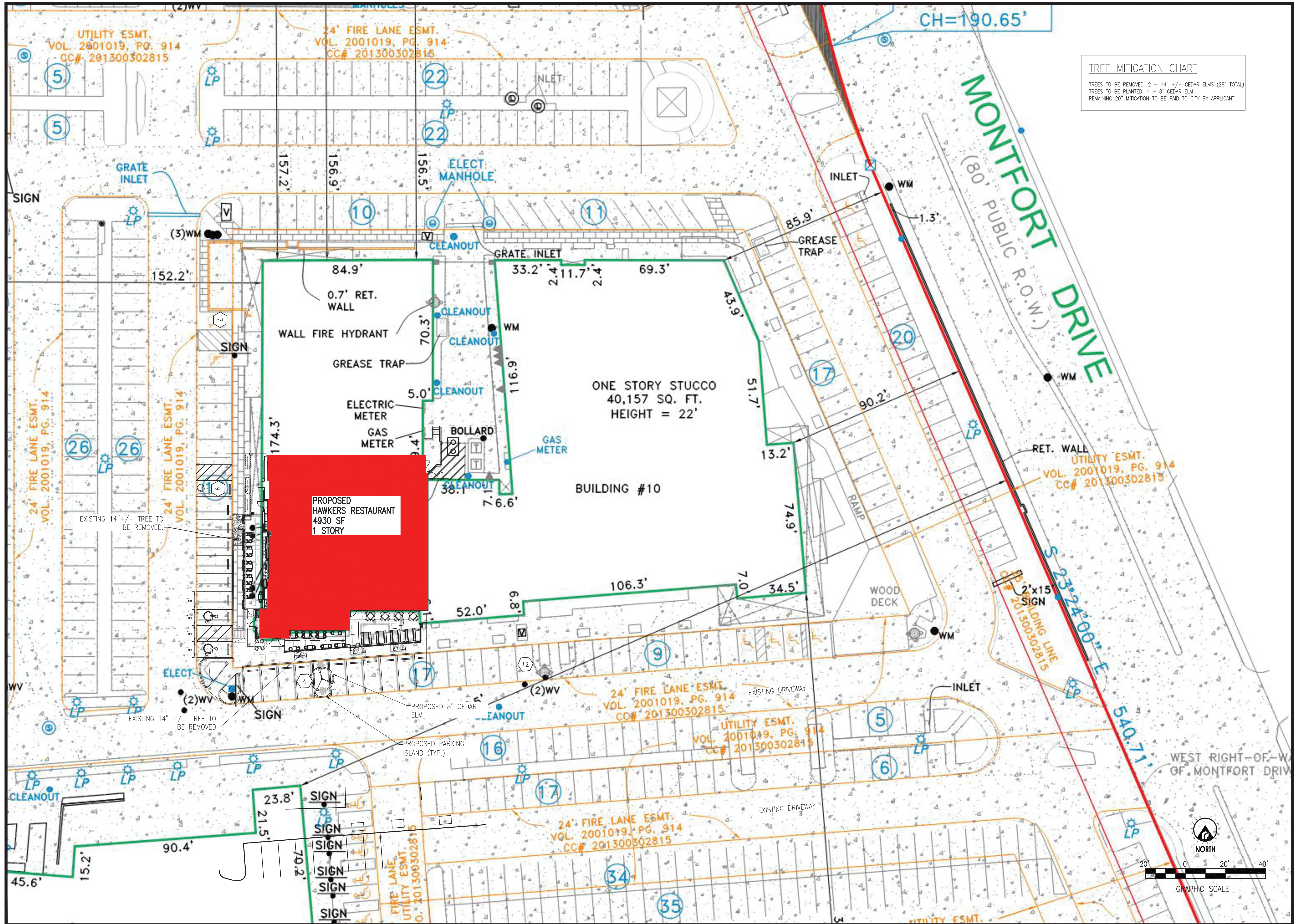
**Dominic DeVuyst**

*Director of Project Development*

*Email: [ddevuyst@eathawkers.com](mailto:ddevuyst@eathawkers.com)*

*Direct: (407) 815-2047*

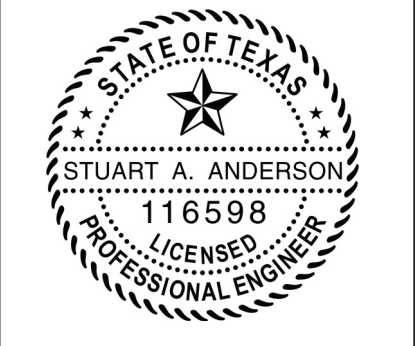




**TREE MITIGATION CHART**  
 TREES TO BE REMOVED: 2 - 14" +/- CEDAR ELMS (28" TOTAL)  
 TREES TO BE PLANTED: 1 - 8" CEDAR ELM  
 REMAINING 20" MITIGATION TO BE PAID TO CITY BY APPLICANT

**PROPOSED HAWKERS RESTAURANT**  
 4930 SF  
 1 STORY

**INTERPLAN**  
 INTERPLAN LLC  
 F-3219  
 ARCHITECTURE  
 ENGINEERING  
 PERMITTING  
 220 E. CENTRAL PKWY, STE 4000  
 ALTAMONTE SPRINGS, FL 32701  
 407.645.5008



NO DATE REMARKS  
 REVISIONS



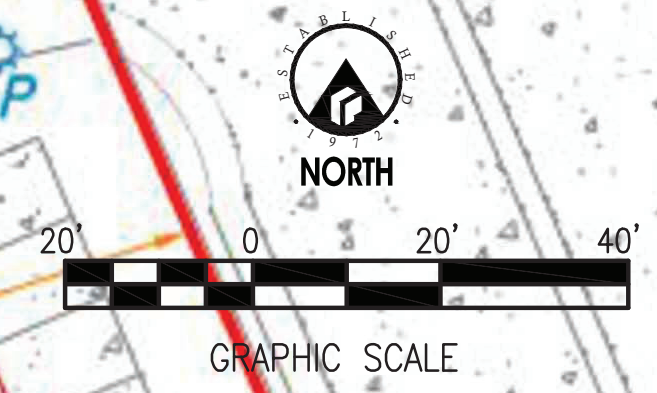
**HAWKERS**

VILLAGE OF THE PARKWAY  
 BELT LINE ROAD  
 DALLAS, TX

PROJECT NO: 2022.0201  
 DATE: 9/2/2022

**CP1L**  
 LANDSCAPE EXHIBIT 1

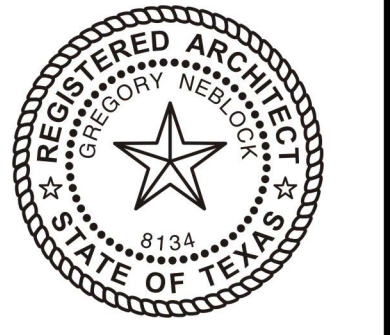
CHECKED: CB DRAWN: KC



P:\1\Hawkers\2022\0201 - Hawkers - Village of the Parkway - Belt Line Rd. Data, TxDOT CAD & Drawings\1 - Preliminary\2022\0201 CP1L.dwg  
 9/1/2022 2:03:00 PM  
 Interplan, DWG to PDF, AECI expanded D (2400 x 3600 inches), 11.02.24

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EXTERIOR FINISH SCHEDULE:

- FINISH**  
**WALL:** EGGSHELL  
**TRIM:** GLOSS  
**DOOR:** GLOSS  
**CEILING:** FLAT  
**EXTERIOR:** SEMI-GLOSS  
**WOOD AND GYP PAINT:** LATEX  
**METAL:** OIL BASED, W/ ANTI-RUST PRIMER
- ◊ PT-1 MANUF: SHERWIN-WILLIAMS  
 COLOR: SNOWBOUND VERIFY  
 NUMBER: SW 7004 (256-C2)  
 NOTE: EXTERIOR WALL PAINT
- ◊ PT-2 MANUF: SHERWIN-WILLIAMS  
 COLOR: "YELLOW" GOLDFINCH  
 NUMBER: SW 6905  
 NOTE: EXTERIOR DOORS
- ◊ PT-3 MANUF: BENJAMIN MOORE  
 COLOR: GREEN WASH (MINT)  
 NUMBER: 578 FLORIDA KEY  
 NOTE: PLASTER / METAL CAP / STOREFRONT FRAME
- ◊ PT-4 MANUF: BENJAMIN MOORE  
 COLOR: GREEN WASH  
 NUMBER: 578 FLORIDA KEY  
 NOTE: EXTERIOR WALLS
- METAL**  
 ◊ MT-1 MANUF:  
 PRODUCT: STEEL CANOPY  
 COLOR: PT-2 (DARK GRAY)  
 NOTE: @ BENT PLATE CHANNELS, ETC.
- STUCCO / EFIS**  
 ◊ EF-1 MANUF: STU  
 PRODUCT: STOTHERM ci  
 COLOR: TO MATCH PT-1  
 TEXTURE: SANDPEBBLE  
 CONTROL JOINTS, 34 SQ FT MAX AREA
- BLOCK**  
 ◊ BK-1 MANUF: CULTURE STONE BY BORAL  
 PRODUCT: CAST-FIT  
 SIZE: 8"X16"X12" THICK  
 COLOR: PARCHMENT - PAINT AS INDICATED  
 NOTE: W/ GR-1 MORTAR
- ◊ BK-2 MANUF: A-1 BLOCK CORP. or Equal  
 PRODUCT: 8" SERIES CORNER BLOCK  
 SIZE: 8"X16"X8" THICK  
 PATTERN: STAGGERED, SEE ELEVATIONS  
 COLOR: TO BE PAINTED PT-1  
 NOTE: W/ GR-1 MORTAR
- ◊ BB-1 MANUF: CONCRETE COLLABORATIVE  
 PRODUCT: TRESTLESS - MODERN BREEZE BLOCKS  
 SIZE: 8"X8"X4" THICK  
 PATTERN: CIRCLE  
 COLOR: ALABASTER (WHITE)  
 NOTE: W/ GR-1 MORTAR
- GROUT / MORTAR**  
 ◊ GR-1 MANUF:  
 PRODUCT: S or N MORTAR  
 COLOR: MAGNOLIA ULTRA DARK

STORE FRONT NOTES:

- A. ALUMINUM STOREFRONT WINDOWS AND DOORS.  
 YKK YES 45, PAINT TO MATCHING COLOR: ◊ PT-3

OWNER

HAWKERS ASIAN STREET FOOD  
 54 W ORCHARD STREET, SUITE 250  
 ORLANDO, FL 32801  
 PH: (407) 255-2200

ARCHITECT

INTERPLAN LLC  
 220 E. CENTRAL PKWY, SUITE 4000  
 ALAMONTE SPRINGS, FL 32701  
 ADR: GREGORY WELDOCK  
 CONTACT: RAFAEL CARBONE  
 PH: (407) 645-5008

DEMOLITION KEY NOTES: ⑤

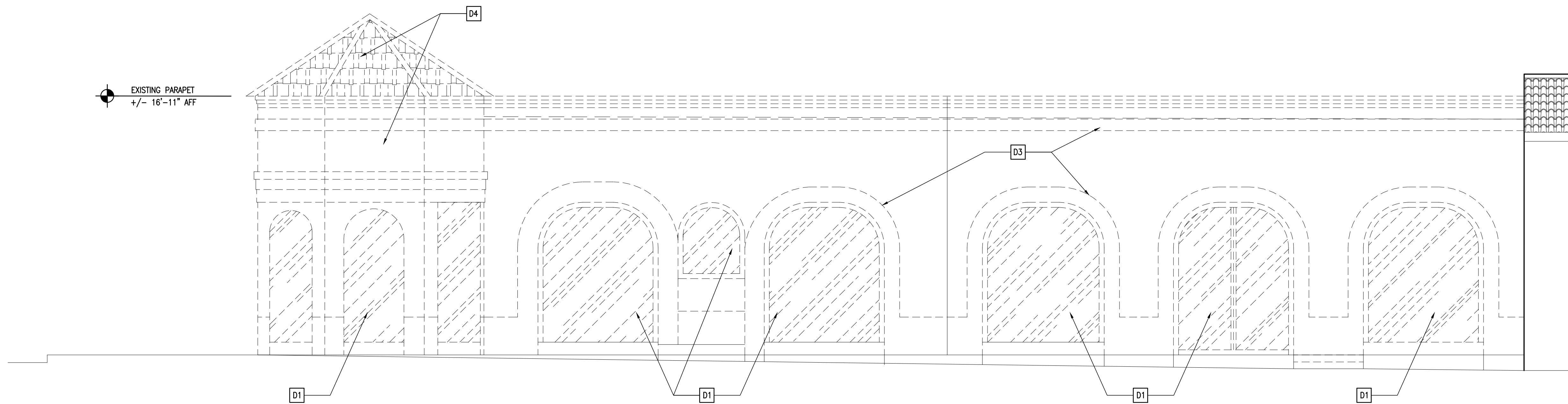
- D1. REMOVE EXISTING WINDOWS, TYP
- D2. REMOVE EXISTING DOOR AND FRAMES
- D3. REMOVE EXISTING STUCCO ACCENT BANDS
- D4. REMOVE ENTIRE CORNER TOWER ROOF AND WALLS
- D5. EXISTING WALL TO BE REMOVED, REFER TO DEMOLITION FLOOR PLAN

KEY NOTES: ⑥

- DECORATIVE BREEZE BLOCK MASONRY UNITS
- DECORATIVE BLOCK TILES, INSTALL IN "SHOCK" PATTERN
- NEW EXTERIOR NEON WALL SIGNED LIGHT
- CANTERLEVED STEEL BEAM WRAPPED WITH WOOD FINISH
- DECORATIVE "L" CORNER BLOCKS, INSTALL IN "STAGGERED" PATTERN. PAINT COLOR: PT-1
- NEW METAL CANOPY W/ SMOOTH FASCIA
- 4"x4" WALL TILE, SEE INTERIOR FINISH SCHEDULE
- NEW PARAPET METAL CAP, COLOR
- NEW EIFS / STUCCO FINISH
- PROPOSED LOCATION FOR FUTURE SIGNAGE BY TENANT
- NEW PATO CONCRETE FLOOR AND RETAINING WALL
- 8" SILL CURB AT ALL WINDOWS, PAINT TO MATCH WALL
- NEW ACCESSIBLE RAMP
- BREEZE BLOCK LOW WALL, SEE FLOOR PLAN
- CANOPY SUPPORT COLUMN, PAINT SAME COLOR AS CANOPY FASCIA
- 8"x8" SQUARE BLOCK INSTALLED TO WRAP STEEL COLUMN
- STUCCO AND BREEZE BLOCK AT TOWER TO BE PAINTED PT-4, THEN PAINT ONLY THE FACE OF THE BREEZE BLOCKS WITH A ROLLER, COLOR: PT-1.

FACADE PLAN NOTES:

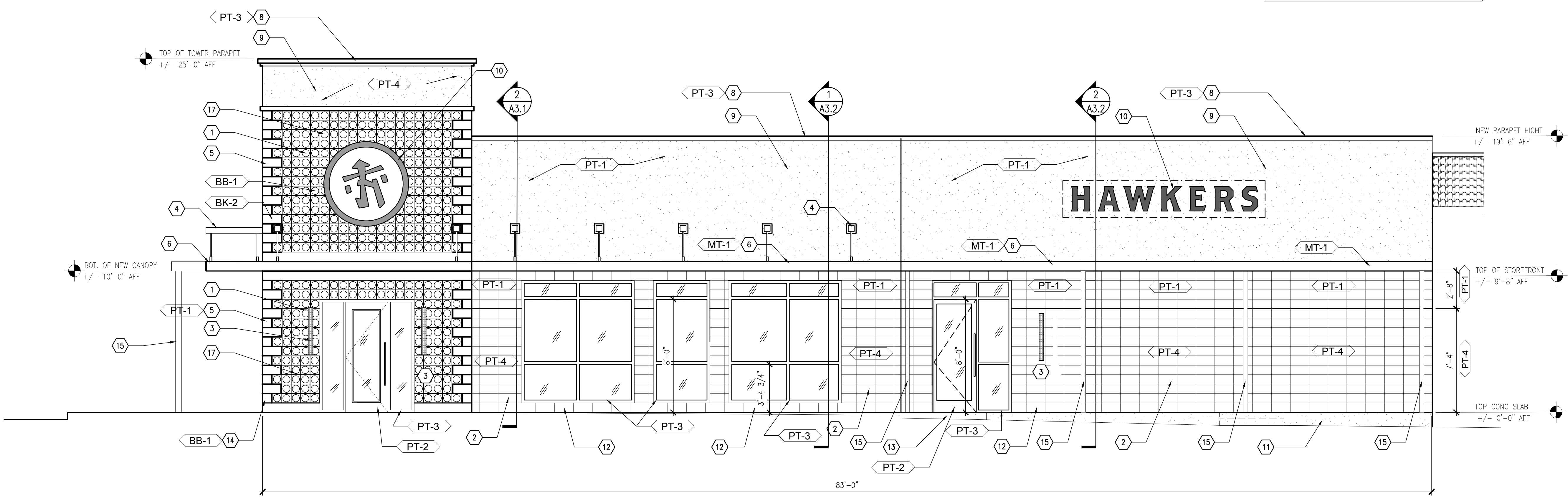
- THIS FACADE PLANS IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.



1 SOUTH ELEVATION- EXISTING / DEMO 1/4" = 1'-0"

MATERIALS CALCULATION TABLE:

TOTAL SURFACE AREA PER ELEVATION: 1,700 S.F.		
MATERIAL	AREA	PERCENTAGE
MASONRY / TILES	701 S.F.	41%
STUCCO/EIFS	658 S.F.	39%
GLAZING & FRAME	283 S.F.	17%
METAL / CANOPY	58 S.F.	03%



1 SOUTH ELEVATION - NEW 1/4" = 1'-0"

NO DATE REMARKS  
 REVISIONS



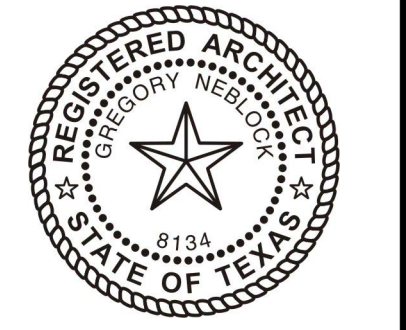
HAWKERS  
 VILLAGE ON THE PARKWAY  
 5100 BELT LINE RD.  
 SUITE #430B  
 DALLAS, TX 75254

PROJECT NO: 2022.0201  
 DATE: 09-13-22

A2.0  
 EXTERIOR ELEVATIONS

CHECKED: RC DRAWN: FS





EXTERIOR FINISH SCHEDULE:

- FINISH**
- WALL: EGGSHELL
  - TRIM: GLOSS
  - DOOR: GLOSS
  - CEILING: FLAT
  - EXTERIOR: SEMI-GLOSS
  - WOOD AND GYP PAINT: LATEX
  - METAL: OIL BASED, W/ ANTI-RUST PRIMER
- PT-1 MANUF: SHERWIN-WILLIAMS  
COLOR: SNOWBOUND VERIFY  
NUMBER: SW 7004 (256-C2)  
NOTE: EXTERIOR WALL PAINT
  - PT-2 MANUF: SHERWIN-WILLIAMS  
COLOR: "YELLOW" GOLDFINCH  
NUMBER: SW 6905  
NOTE: EXTERIOR DOORS
  - PT-3 MANUF: BENJAMIN MOORE  
COLOR: GREEN WASH (MINT)  
NUMBER: 578 FLORIDA KEY  
NOTE: PLASTER / METAL CAP / STOREFRONT FRAME
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COLOR: GREEN WASH  
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- MT-1 MANUF:  
PRODUCT: STEEL CANOPY  
COLOR: PT-2 (DARK GRAY)  
NOTE: @ BENT PLATE CHANNELS, ETC.
- STUCCO / EFIS**
- EF-1 MANUF: STUCCO  
PRODUCT: STOTHERM ci  
COLOR: TO MATCH PT-1  
TEXTURE: SANDPEBBLE  
CONTROL JOINTS, 34 SQ FT MAX AREA
- BLOCK**
- BK-1 MANUF: CULTURE STONE BY BORAL  
PRODUCT: CAST-FIT  
SIZE: 8"x16"x1-1/2" Thick  
COLOR: PARCHEMENT - PAINT AS INDICATED  
NOTE: W/ GR-1 MORTAR
  - BK-2 MANUF: A-1 BLOCK CORP. or Equal  
PRODUCT: 8" SERIES CORNER BLOCK  
SIZE: 8"x16"x4" Thick  
PATTERN: STAGGERED, SEE ELEVATIONS  
COLOR: TO BE PAINTED PT-1  
NOTE: W/ GR-1 MORTAR
  - BB-1 MANUF: CONCRETE COLLABORATIVE  
PRODUCT: TRESTLESS - MODERN BREEZE BLOCKS  
SIZE: 8"x8"x4" Thick  
PATTERN: CIRCLE  
COLOR: ALABASTER (WHITE)  
NOTE: W/ GR-1 MORTAR
- GROUT / MORTAR**
- GR-1 MANUF:  
PRODUCT: S or N MORTAR  
COLOR: MAGNOLIA ULTRA DARK

STORE FRONT NOTES:

- A. ALUMINUM STOREFRONT WINDOWS AND DOORS, YKK YES 45, PAINT TO MATCHING COLOR: <PT-3>

OWNER

HAWKERS ASIAN STREET FOOD  
54 W CHURCH STREET, SUITE 250  
ORLANDO, FL 32801  
PH: (407) 255-2200

ARCHITECT

INTERPLAN LLC  
220 E. CENTRAL PKWY, SUITE 4000  
ALTA MONTA SPRINGS, FL 32701  
ADR: GREGORY NEUBACK  
CONTACT: RAFAEL CARBONE  
PH: (407) 645-5008

DEMOLITION KEY NOTES:

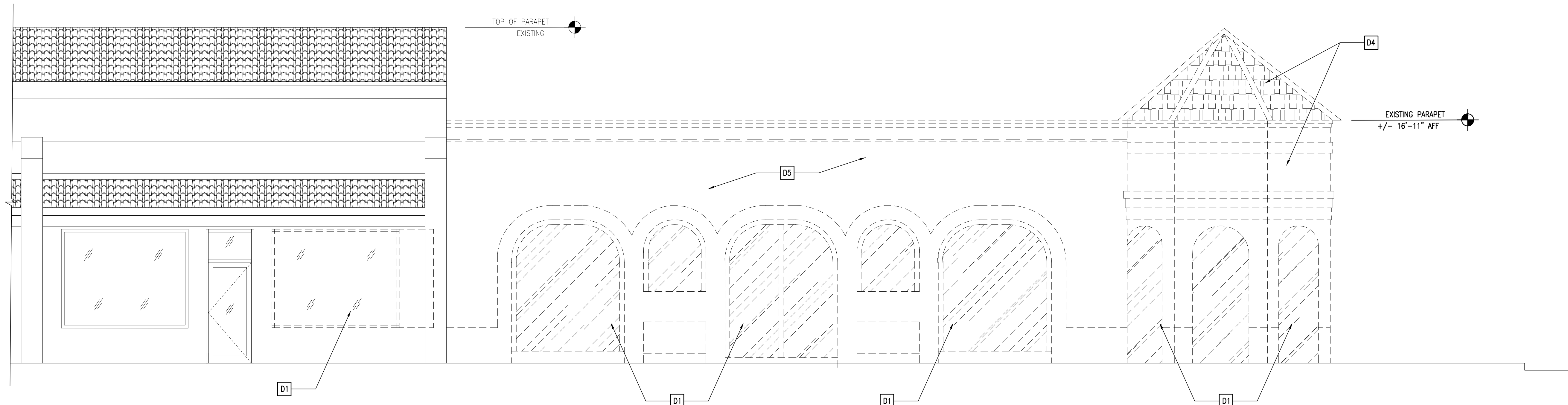
- D1. REMOVE EXISTING WINDOWS, TYP
- D2. REMOVE EXISTING DOOR AND FRAMES
- D3. REMOVE EXISTING STUCCO ACCENT BANDS
- D4. REMOVE ENTIRE CORNER TOWER ROOF AND WALLS
- D5. EXISTING WALL TO BE REMOVED, REFER TO DEMOLITION FLOOR PLAN

KEY NOTES:

- 1. DECORATIVE BREEZE BLOCK MASONRY UNITS
- 2. DECORATIVE BLOCK TILES, INSTALL IN "STACK" PATTERN
- 3. NEW EXTERIOR NEON WALL SCIENCE LIGHT
- 4. CANTILEVERED STEEL BEAM WRAPPED WITH WOOD FINISH
- 5. DECORATIVE "Y" CORNER BLOCKS, INSTALL IN "STAGGERED" PATTERN, PAINT COLOR: PT-1
- 6. NEW METAL CANOPY W/ SMOOTH FASCIA
- 7. 4"x4" WALL TILE, SEE INTERIOR FINISH SCHEDULE
- 8. NEW PARAPET METAL CAP, COLOR
- 9. NEW EIFS / STUCCO FINISH
- 10. PROPOSED LOCATION FOR FUTURE SIGNAGE BY TENANT
- 11. NEW PATIO CONCRETE FLOOR AND RETAINING WALL
- 12. 8" SILL CURB AT ALL WINDOWS, PAINT TO MATCH WALL
- 13. NEW ACCESSIBLE RAMP
- 14. BREEZE BLOCK LOW WALL, SEE FLOOR PLAN
- 15. CANOPY SUPPORT COLUMN, PAINT SAME COLOR AS CANOPY FASCIA
- 16. 8"x8" SQUARE BLOCK INSTALLED TO WRAP STEEL COLUMN
- 17. STUCCO AND BREEZE BLOCK AT TOWER TO BE PAINTED PT-4, THEN PAINT ONLY THE FACE OF THE BREEZE BLOCKS WITH A ROLLER, COLOR: PT-1.

FACADE PLAN NOTES:

- 1. THIS FACADE PLANS 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 BY DEVELOPMENT SERVICES
- 5. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

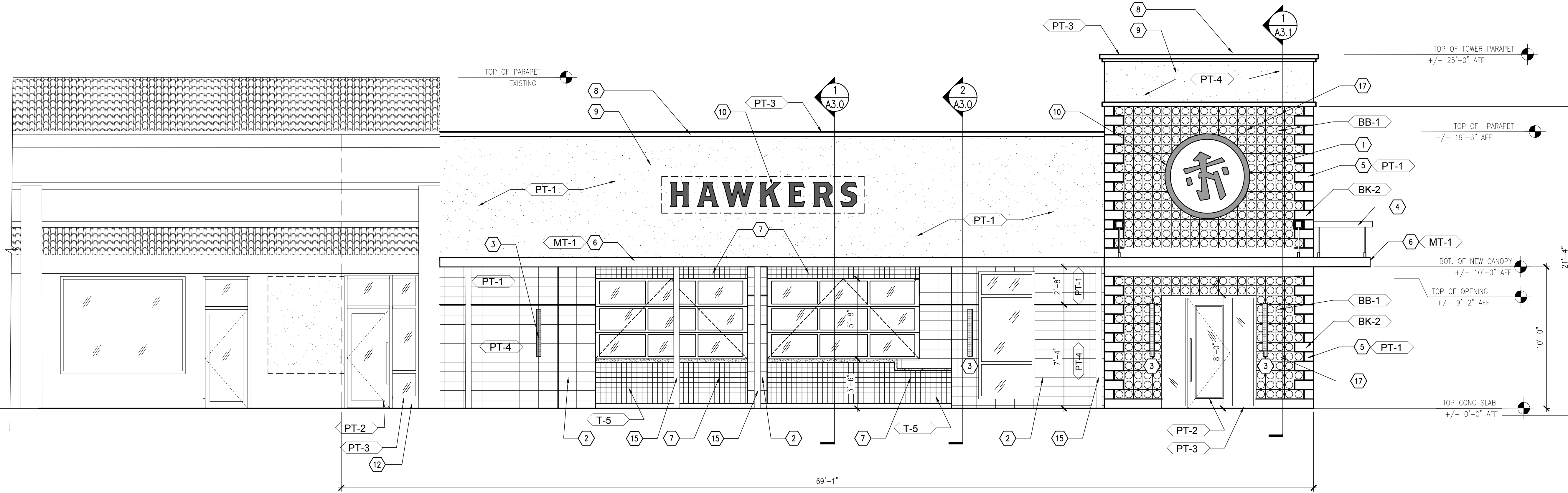


2 WEST ELEVATION - EXISTING / DEMO 1/4" = 1'-0"

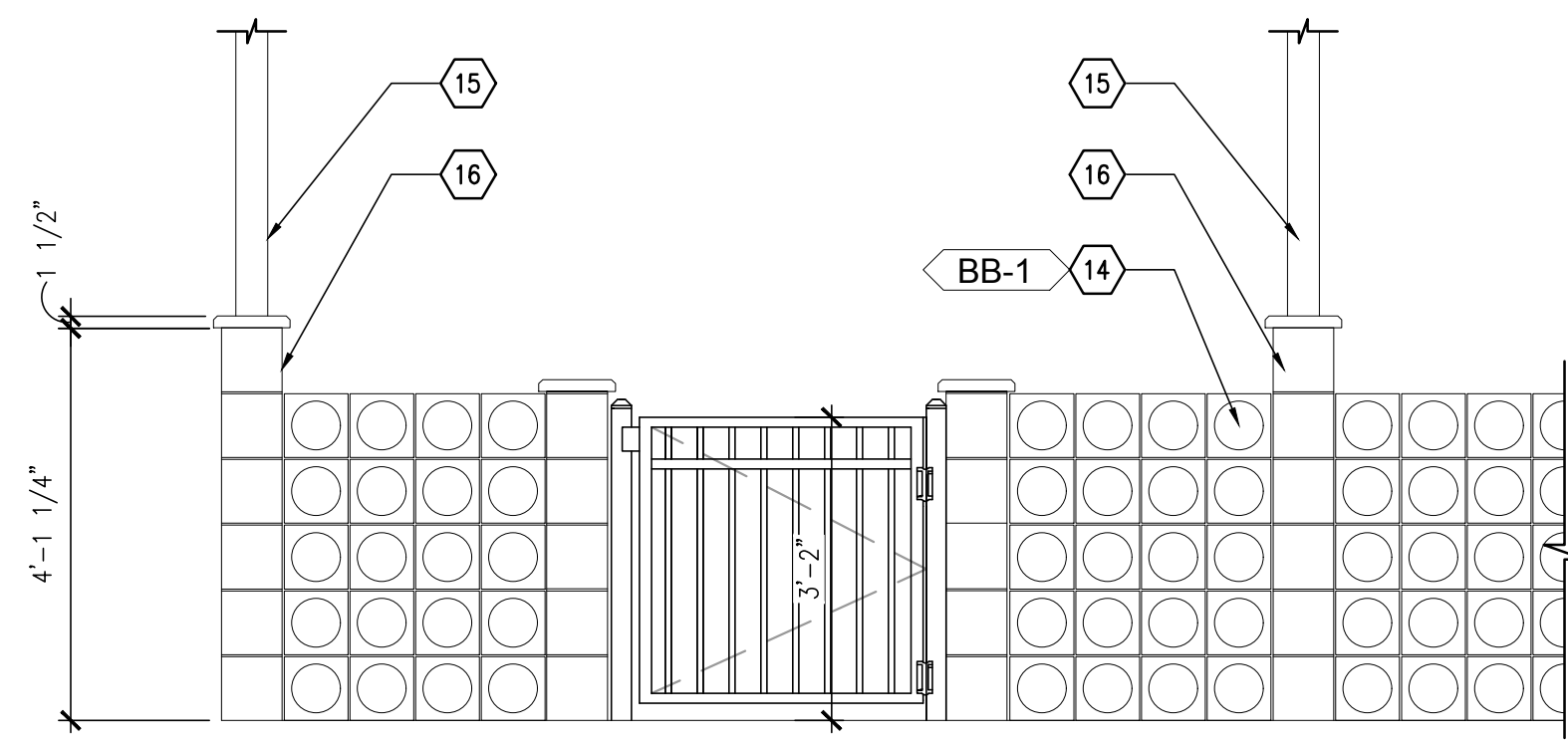
MATERIALS CALCULATION TABLE:

TOTAL SURFACE AREA PER ELEVATION: 1,429 S.F.

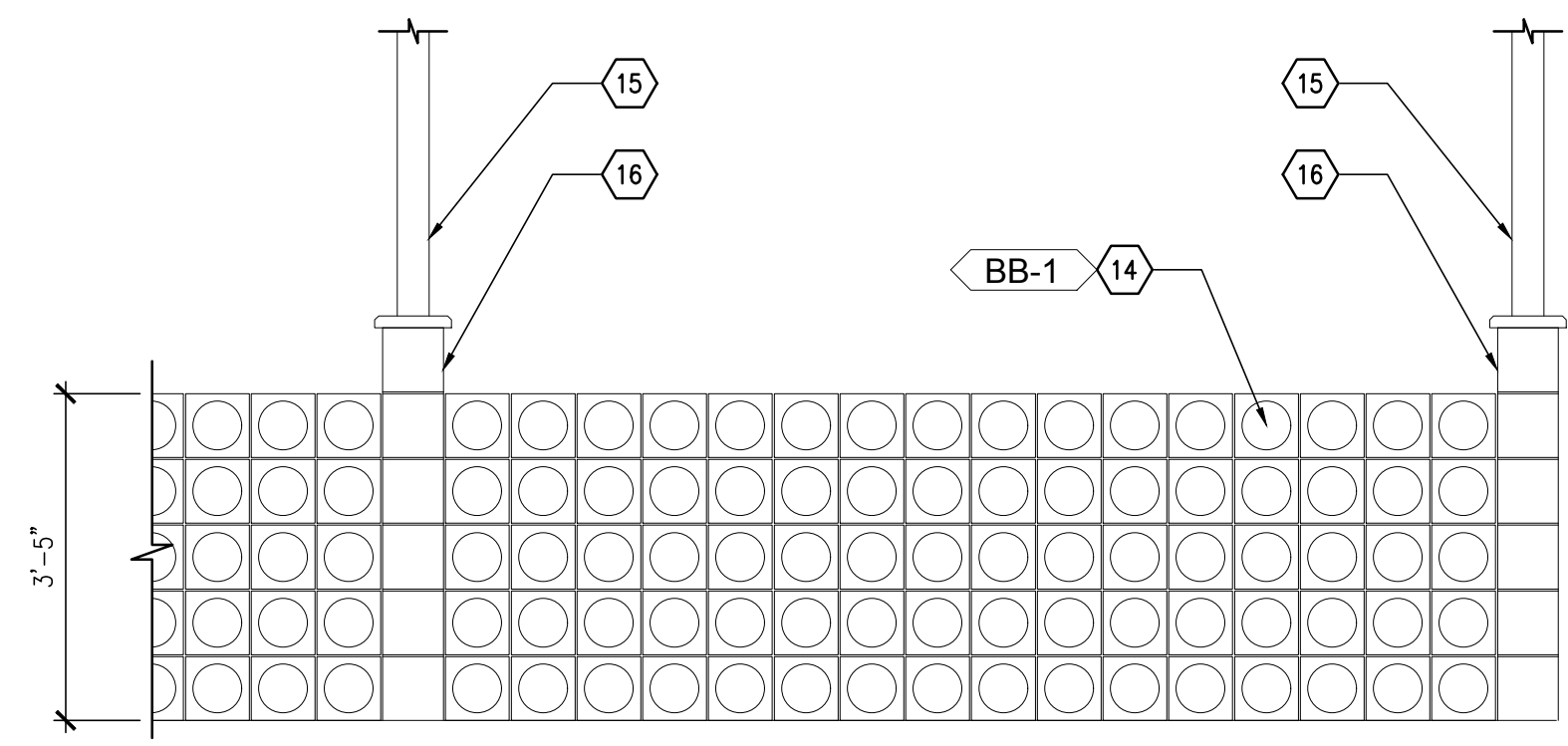
MATERIAL	AREA	PERCENTAGE
MASONRY / TILES	601 S.F.	42%
STUCCO/EFIS	560 S.F.	39%
GLAZING & FRAME	224 S.F.	16%
METAL / CANOPY	44 S.F.	3%



2 WEST ELEVATION - NEW 1/4" = 1'-0"



3 PARTIAL SCREEN WALL ELEVATION 1/2" = 1'-0"



4 PARTIAL SCREEN WALL ELEVATION 1/2" = 1'-0"

NO DATE REMARKS  
REVISIONS



HAWKERS  
VILLAGE ON THE PARKWAY  
5100 BELT LINE RD.  
SUITE #430B  
DALLAS, TX 75254

PROJECT NO: 2022.0201  
DATE: 09-13-22

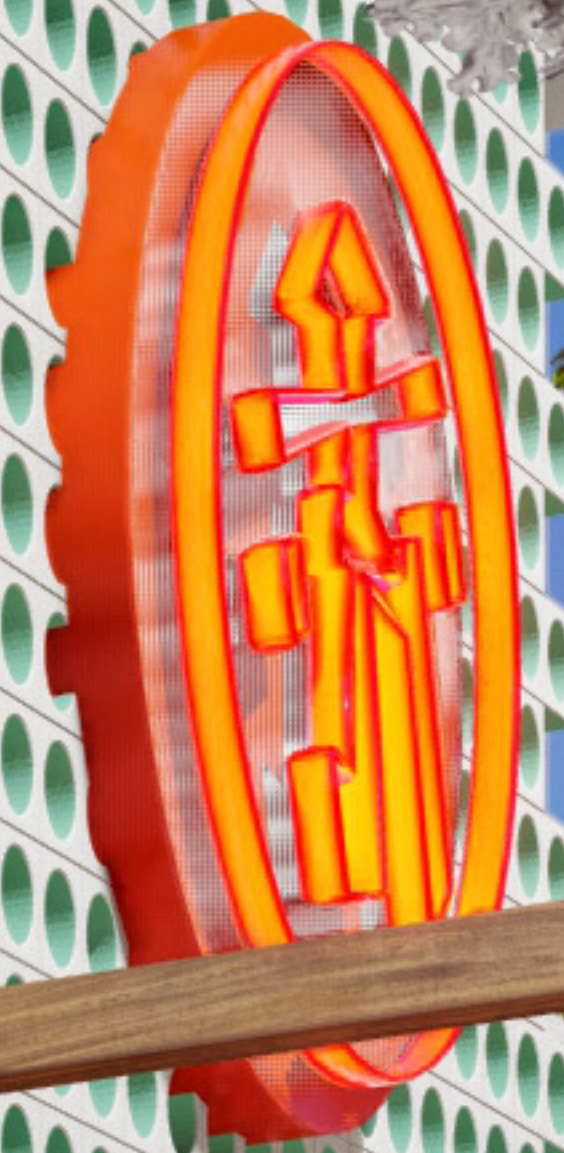
A2.1  
EXTERIOR ELEVATIONS

CHECKED: RC DRAWN: FS

rfatcar - 10/10/2022 4:29:37 PM



HAWKERS





ASIAN STREET FOOD - COCKTAILS

亚洲食品  
SAN BEI

欢迎

**Agenda Caption:**

Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an **Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance No. 446 for a 0.945 Acre property located at 14951 Midway Road, to account for Site Modifications resulting from the Acquisition of Right-of-Way for the Midway Road Reconstruction Project.** Case 1863-Z /14951 Midway Road (Nate's Seafood & Steakhouse).

**Recommendation:**

Staff recommends approval of this request.

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**Attachments**

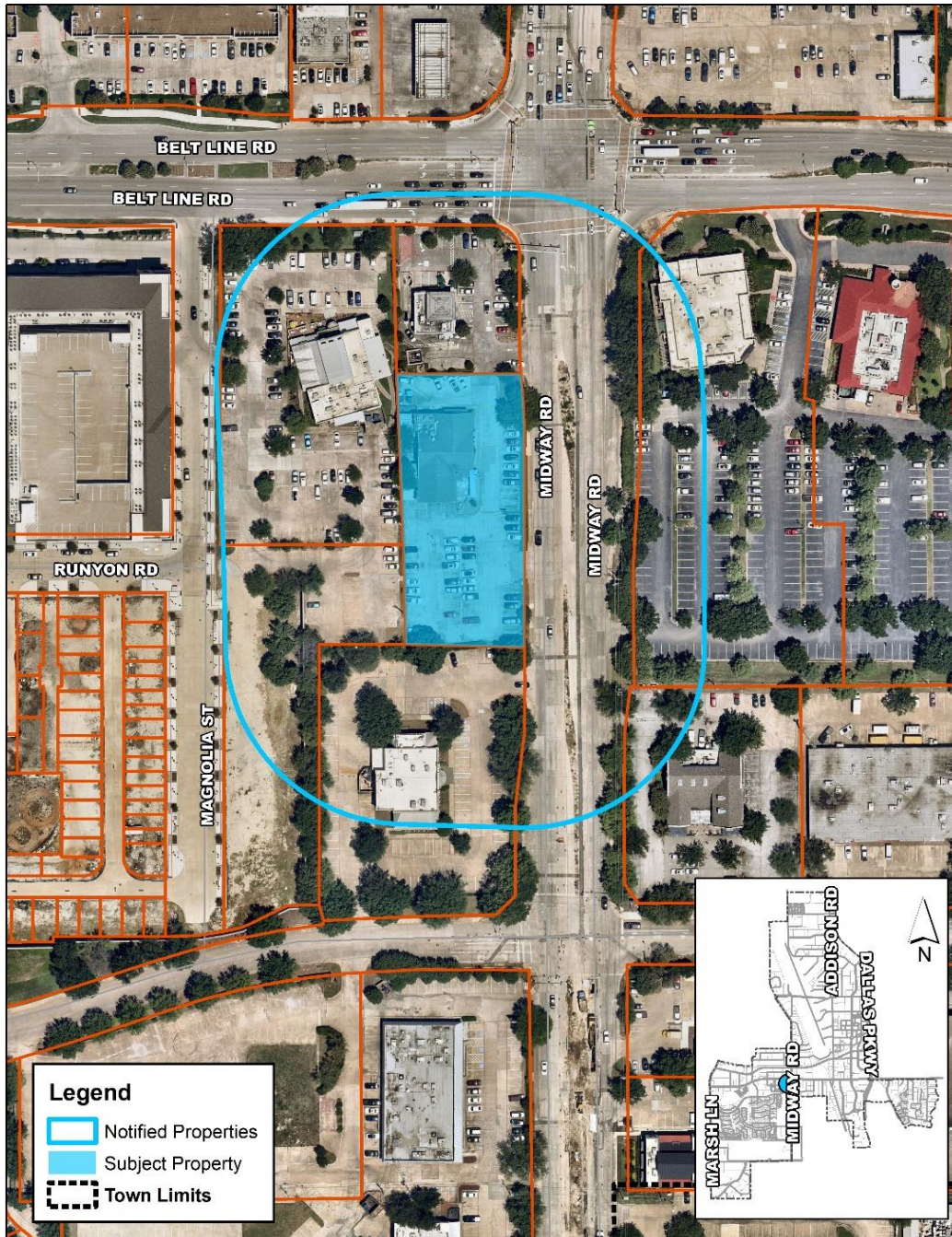
1863-Z Staff Report  
1863-Z Plans

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# 1863-Z

**PUBLIC HEARING** Case 1863-Z/14951 Midway Road (Nate's Seafood & Steakhouse).  
Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance No. 446 for a 0.945 Acre property located at 14951 Midway Road, to account for Site Modifications resulting from the Acquisition of Right-of-Way for the Midway Road Reconstruction Project.

## LOCATION MAP





October 18, 2022

**STAFF REPORT**

RE: 1862-Z/18 Runyon Road and 1863-Z/14951 Midway Road (Nate's Seafood & Steakhouse)

LOCATION: 18 Runyon Road & 14951 Midway Road

REQUEST: To amend Planned Development Ordinance 446, to allow site modifications resulting from the acquisition of right-of-way for the Midway Road reconstruction project, and Ordinance No. 016-003, to allow modifications to the special conditions to allow offsite parking lot as a permitted use on a segment of the lot. (Application Date: 8/30/2022)

APPLICANT: Town of Addison

**DISCUSSION:**

Background: The subject properties are located at 14951 Midway Road and 18 Runyon Road, near the intersection of Midway Road and Beltway Drive. The 0.945-acre property at 14951 Midway Road is zoned Planned Development (PD), Ordinance 446, with a Special Use Permit (SUP), Ordinance No. 447, to allow a restaurant with the sale of alcohol for on-premises consumption. The site was originally developed as Pelican's Restaurant in 1979 and later converted to Nate's Seafood & Steakhouse in 1988.

The Town owned parcel at 18 Runyon Road is zoned Planned Development (PD), Ordinance No. 016-003. The parcel has an existing surface parking lot, a screening wall, and landscape area that previously served Sam's Club. The 1.24-acre parcel was dedicated to the town with the Addison Grove redevelopment in 2016.

In February 2020, City Council authorized the use of eminent domain for the acquisition of property and easements for the reconstruction of Midway Road from Spring Valley Road to Keller Springs Road (Resolution No. R20-021).

The property at 14951 Midway Road, which is currently occupied by Nate's Seafood & Steakhouse, was affected by the acquisition. Approximately 10 feet along the Midway Road frontage (3,021 square feet) of the property is to be acquired for right-of-way. As a component of the acquisition agreement, the town has proposed to convey a 0.55-acre portion of the 1.24-acre tract to Piedmont Midway Partners, the property owner of 14951 Midway Road, to provide

additional parking for Nate's. The remaining 0.69-acres of the 1.24-acre tract will be retained by the Town.

As a component of this proposed agreement, Town staff has initiated this rezoning request for 14951 Midway Road and a portion of the Town's property at 18 Runyon Road to allow off-site parking (restricted to use by 14951 Midway Road) as a permitted use. The requests will also include updated development plans for Nate's to account for modifications to the existing sidewalk along the east side of the building, site drive aisles, and parking spaces. In addition to the modifications along the Midway frontage, the restaurant will also bring the site further into compliance with ADA Accessibility Standards with the addition of two accessible spaces, resulting in a total of four on site.

Proposed Plan: With this request, Nate's proposes to shift the disturbed parking spaces along Midway Road to the west approximately 4.5 feet. This will be achieved by removing an existing 4.5-foot-wide sidewalk along the east building façade. The sidewalk will be replaced with asphalt to serve as a drive aisle. The proposed parking spaces will be located 1.5 feet from the new property line.

The site will also be brought into further compliance with ADA Accessibility Standards. The existing accessible spaces will be modified to ensure property access. Two additional spaces will be added immediately south of the building entrance, across the drive aisle. A minimum of four accessible spaces are required on site, which has been met.

To allow Nate's to utilize the adjacent parking area, this request will allow a surface parking lot for off-site parking (restricted to use by 14951 Midway Road) as a permitted use. A portion of the land to be conveyed to Nate's is paved area that is already striped and utilized for parking. At this time, there are no substantial changes to these existing conditions planned. The proposed minor modifications include restriping this parking area and the creation of a vehicle connection between this property and the Nate's property, to provide access to Nate's customers. Removable bollards or emergency access compliant gates or chains will be installed along the northern property line of the conveyed land to restrict cut-through access from Belt Line Road to Midway Road, through the Snuffer's/La Ventana property, and the Addison Grove neighborhood.

Parking: Planned Development, Ordinance No. 446, provides a parking ratio of 1 space for each 100 square feet of floor area for restaurants. When applied to Nate's, this ratio would require 49 spaces on site. As proposed, Nate's would provide 65 spaces on site. The proposed 23 off-site parking spaces would result in a total of 88 parking spaces (65 on-site & 23 off-site) to serve Nate's.

Off-site parking and surface parking as a primary use are not permitted within PD Ordinance No. 016-003. This request would allow the existing parking area to be utilized as off-site parking for Nate's Seafood & Steakhouse as the primary land use.

Exterior Facades: No modifications are proposed to the existing façades on the subject properties.

Landscaping and Open Space: With this request, no additional impervious surface is proposed on the Nate's property. At the access drive from Midway Road, landscaped islands are proposed to be added. Excluding the modifications due to the right-of-way dedication, the site will generally be in compliance with the approved site conditions from SUP Ordinance No. 447.

To allow for access from the existing Nate's parking lot to the conveyed land for offsite parking, a portion of an existing landscape island will be removed and replaced with an asphalt drive. This would remove approximately 130 square feet of pervious area from the conveyed land. No additional impervious surface or landscape improvements are proposed.

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

Nate's Seafood & Steakhouse is a beloved, long-standing Addison restaurant that has demonstrated a need for additional parking to serve their customers. The requests will allow for minor site modifications that will ultimately improve the functionality of the existing parking lot, while allowing necessary alterations due to the right-of-way dedication for the reconstruction of Midway Road.

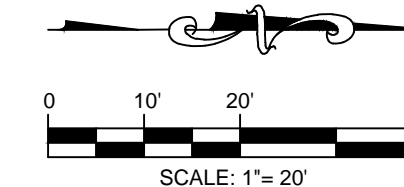
Staff recommends approval of these requests, subject to the following conditions that would apply to 1862-Z:

- No vehicular connections may be permitted to Belt Line Road, Runyon Road, or Beltway Drive from the proposed offsite parking lot.
- The proposed offsite parking use shall only be used to support parking generated by uses occupying 14951 Midway Road.
- Future expansion of the off-site parking lot will require approval of Development Plans that must comply with all applicable Town codes and ordinances. Any expanded parking area must be screened from public view from Runyon Road and Beltway Drive through application of the following conditions noted on the proposed amended Development Plan for 18 Runyon Road:
  - If the parking area on the proposed lot 18X-2, Block F were to expand in the future, the property owner (not the Town) would be responsible for:
    - Establishing a landscape planting strip (min. 3' width) at the common boundary with Runyon Rd / Magnolia St, where a similarly situated planting area does not already exist. This planting strip would be maintained by the Town of Addison.
    - Immediately adjacent to this planting strip and at the common boundary of the proposed Lots 18X-1 and 18X-2, Block F, the property owner (not the Town) would be responsible for installation and permanent maintenance of an 8' tall masonry screening wall that is compatible in character with the homes on the adjacent block face in the Addison Grove neighborhood.



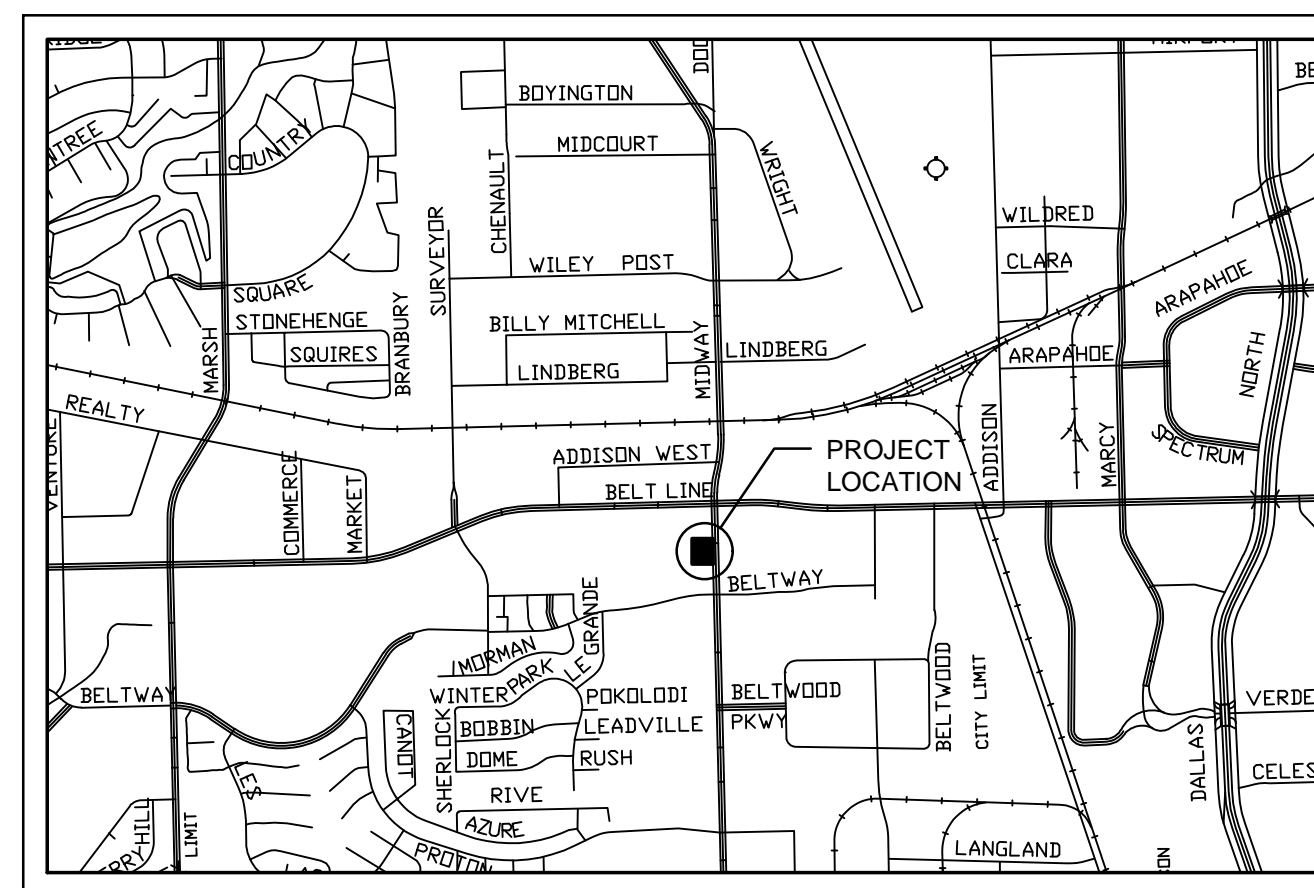
**LEGEND:**

- F.H. FIRE HYDRANT
- X SET CHISELED "X" SET
- F.X. CHISELED "X" FOUND
- I.R. IRON ROD FOUND (SIZE AS NOTED)
- S.I.R. IRON ROD SET (SIZE AS NOTED)
- PP OVERHEAD UTILITY POLE W/ GUY
- UT UNDERGROUND ELECTRIC/TELEPHONE
- LP LIGHT POLE
- SSMH SANITARY SEWER MANHOLE
- C.O. GAS METER
- G.V. GAS VALVE
- W.V. WATER VALVE
- MH MANHOLE (TYPE AS NOTED)
- SIG. BOX TRAFFIC SIGNAL BOX
- TRANS. ELECTRIC TRANSFORMER BOX
- TOWER ELECTRIC TRANSMISSION STEEL TOWER
- CABLE UNDERGROUND CABLE MARKER
- TB TRAFFIC BOX
- EM ELECTRIC METER
- GM GAS METER
- EX. BOLLARDS EX. BOLLARDS
- PROP. EMERGENCY ACCESS BOLLARDS, GATES, OR CHAIN

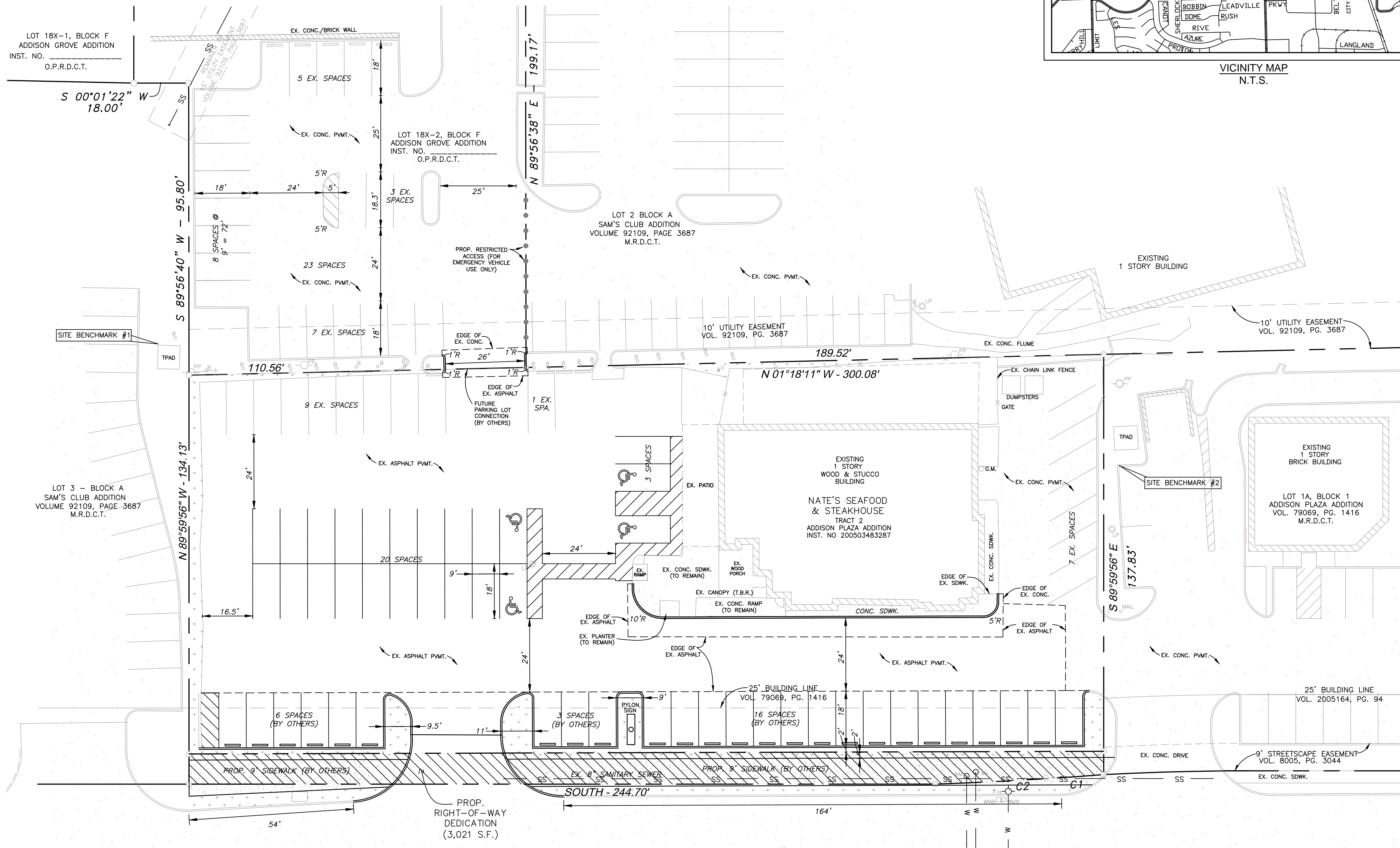


**~ BOUNDARY CURVE TABLE ~**

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	908.50'	01°11'58"	19.03'	S 03°36'24" E	19.03'
C2	891.50'	02°20'13"	36.36'	S 03°02'17" E	36.36'



SITE DATA	
ZONING:	PD 446
LOT AREA:	0.9454 ACRES (41,184 S.F.)
EX. USE:	RESTAURANT
EX. BUILDING AREA:	44,900 S.F.
F.A.R.:	0.12:1
LOT COVERAGE:	95.8%
BUILDING HEIGHT:	SINGLE STORY
PARKING REQUIRED:	1 SPACE FOR EVERY 100 S.F.
	4,900/100 = 49 SPACES
PARKING PROVIDED:	65 SPACES (4 H.C.)
	HANDICAP PARKING SHALL BE PROVIDED IN ACCORDANCE WITH ADA STANDARDS
LANDSCAPE AREA PROVIDED:	1,712 S.F. (4.2%)
IMPERVIOUS AREA:	39,472 S.F.
WATER METERS	1 - EX. 5/8" IRRIGATION 1 - EX. 2" DOMESTIC



- PROJECT NOTES:**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - BUILDINGS WITH AN AGGREGATE SUM OF 500 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
  - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
  - NO FLOODPLAIN EXISTS ON THIS SITE.
  - TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY BLUE SKY SURVEYING & MAPPING, CORP.
  - LINE WORK FOR EXISTING & PROPOSED CONDITIONS PROVIDED BY BURGER ENGINEERING CIVIL CONSULTANTS.
  - COORDINATE & CONFIRM ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
  - REFERENCE FINAL PLAT FOR ALL PROPERTY LINE INFORMATION.
  - 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.

**APPLICANT:**  
TOWN OF ADDISON, TEXAS  
18801 WESTGROVE DR.  
ADDISON, TX 75001  
CONTACT: SHANNON HICKS, P.E.  
PH: 972-450-2849  
EMAIL: SHICKS@ADDISONTX.GOV

**OWNER:**  
PIEDMONT MIDWAY PARTNERS, LP  
7001 PRESTON RD, STE 302  
DALLAS, TX 75205  
CONTACT: BILL PARK  
PH: 214-979-1125  
EMAIL: BILL.PARK@PIEDMONT-DAL.COM

**SITE PLAN PREPARER:**  
COBB FENDLEY & ASSOCIATES, INC  
2801 NETWORK BLVD STE 800  
FRISCO, TX 75034  
CONTACT: JENNIFER PRAZAK, P.E.  
PH: 972-335-3214  
EMAIL: JPRAZAK@COBBFENDLEY.COM

**ENGINEER:**  
BURGER ENGINEERING, LLC  
17103 PRESTON RD, STE 180N  
DALLAS, TX 75248  
CONTACT: BRYAN BURGER, P.E.  
PH: 972-630-3360  
EMAIL: BBURGER@BURGERENGINEERING.COM

**SURVEYOR:**  
BLUE SKY SURVEYING & MAPPING CORP.  
11015 MIDWAY RD,  
DALLAS, TX 75229  
PH: 214-358-4500

	<p style="text-align: center;"><b>NATE'S SEAFOOD &amp; STEAKHOUSE</b> 0.9454 AC REMAINDER OF TRACT 2 ADDISON PLAZA ADDTN TOWN OF ADDISON, DALLAS COUNTY TX</p>			
<p>PLANNED DEVELOPMENT AMENDMENT SITE PLAN NATE'S SEAFOOD &amp; STEAKHOUSE 14951 MIDWAY RD</p>	<p style="text-align: center;">TOWN PROJECT #: 1862-Z</p>			

Dwg Info: F:\Projects\2022\12054\_Town\_of\_Addison\01\_Nates\_Parking\_Lot400\_CAD\12\_Midway\_Plan\_SHEET\2212054-01\_PlanSheets.dwg - Plotter: 10/14/2022

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**Agenda Caption:**

Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an **Ordinance Amending Planned Development (PD) District Ordinance No. 016-003 for a 0.552 Acre segment of a property Located East of the Intersection of Runyon Road and Magnolia Street, in order to Modify Use Regulations by Allowing Offsite Parking Lot (Restricted to Use by 14951 Midway Road – Nate’s Seafood & Steakhouse) as a Permitted Use.** Case 1862-Z /18 Runyon Road.

**Recommendation:**

Staff recommends approval of this request, subject to the following conditions:

- No vehicular connections may be permitted to Belt Line Road, Runyon Road, or Beltway Drive from the proposed offsite parking lot.
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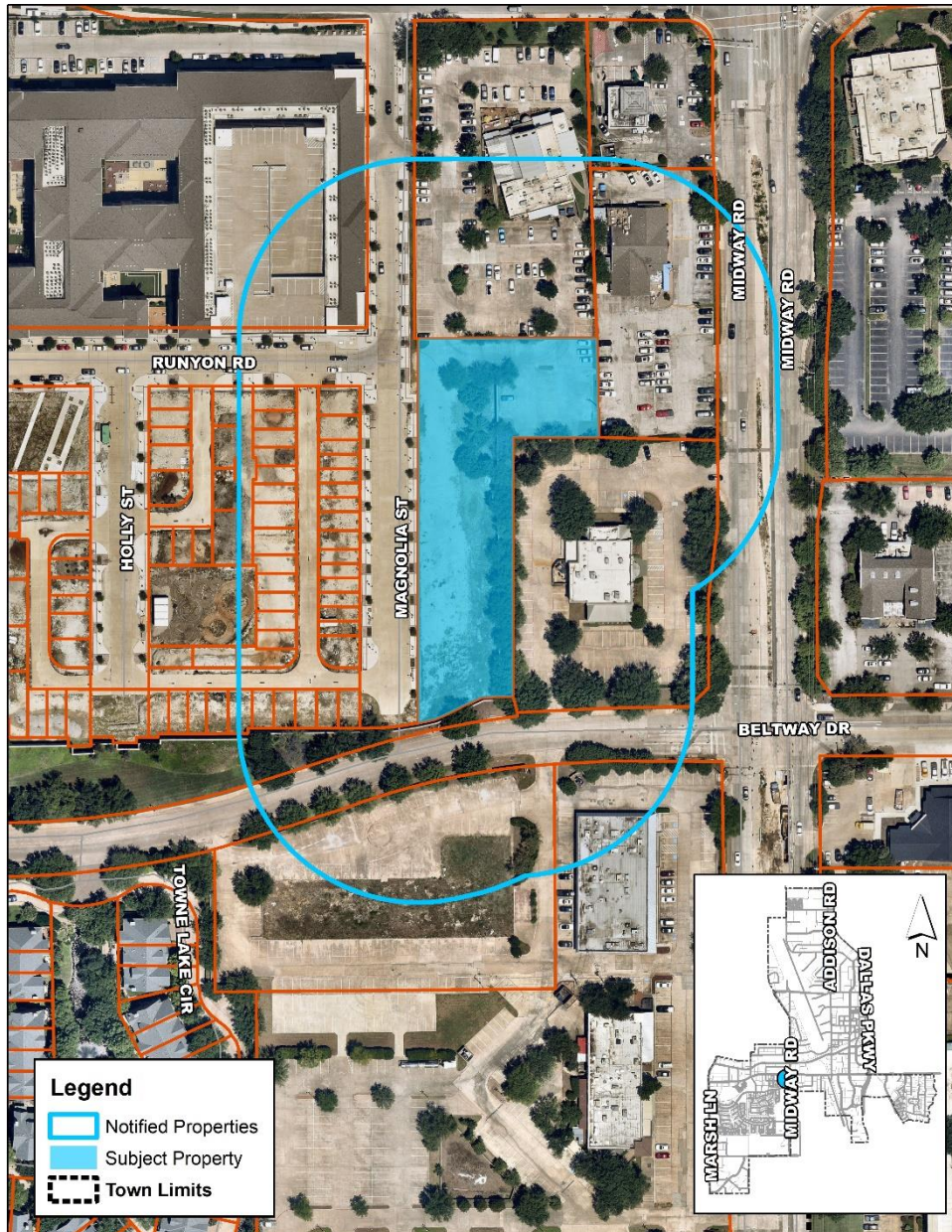
**Attachments**



# 1862-Z

**PUBLIC HEARING** Case 1862-Z/18 Runyon Road. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Amending Planned Development (PD) District Ordinance No. 016-003 for a 0.552 Acre segment of a property Located East of the Intersection of Runyon Road and Magnolia Street, in order to Modify Use Regulations by Allowing Offsite Parking Lot (Restricted to Use by 14951 Midway Road – Nate’s Seafood & Steakhouse) as a Permitted Use.

## LOCATION MAP





October 18, 2022

**STAFF REPORT**

RE: 1862-Z/18 Runyon Road and 1863-Z/14951 Midway Road (Nate's Seafood & Steakhouse)

LOCATION: 18 Runyon Road & 14951 Midway Road

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APPLICANT: Town of Addison

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Off-site parking and surface parking as a primary use are not permitted within PD Ordinance No. 016-003. This request would allow the existing parking area to be utilized as off-site parking for Nate's Seafood & Steakhouse as the primary land use.

Exterior Facades: No modifications are proposed to the existing façades on the subject properties.

Landscaping and Open Space: With this request, no additional impervious surface is proposed on the Nate's property. At the access drive from Midway Road, landscaped islands are proposed to be added. Excluding the modifications due to the right-of-way dedication, the site will generally be in compliance with the approved site conditions from SUP Ordinance No. 447.

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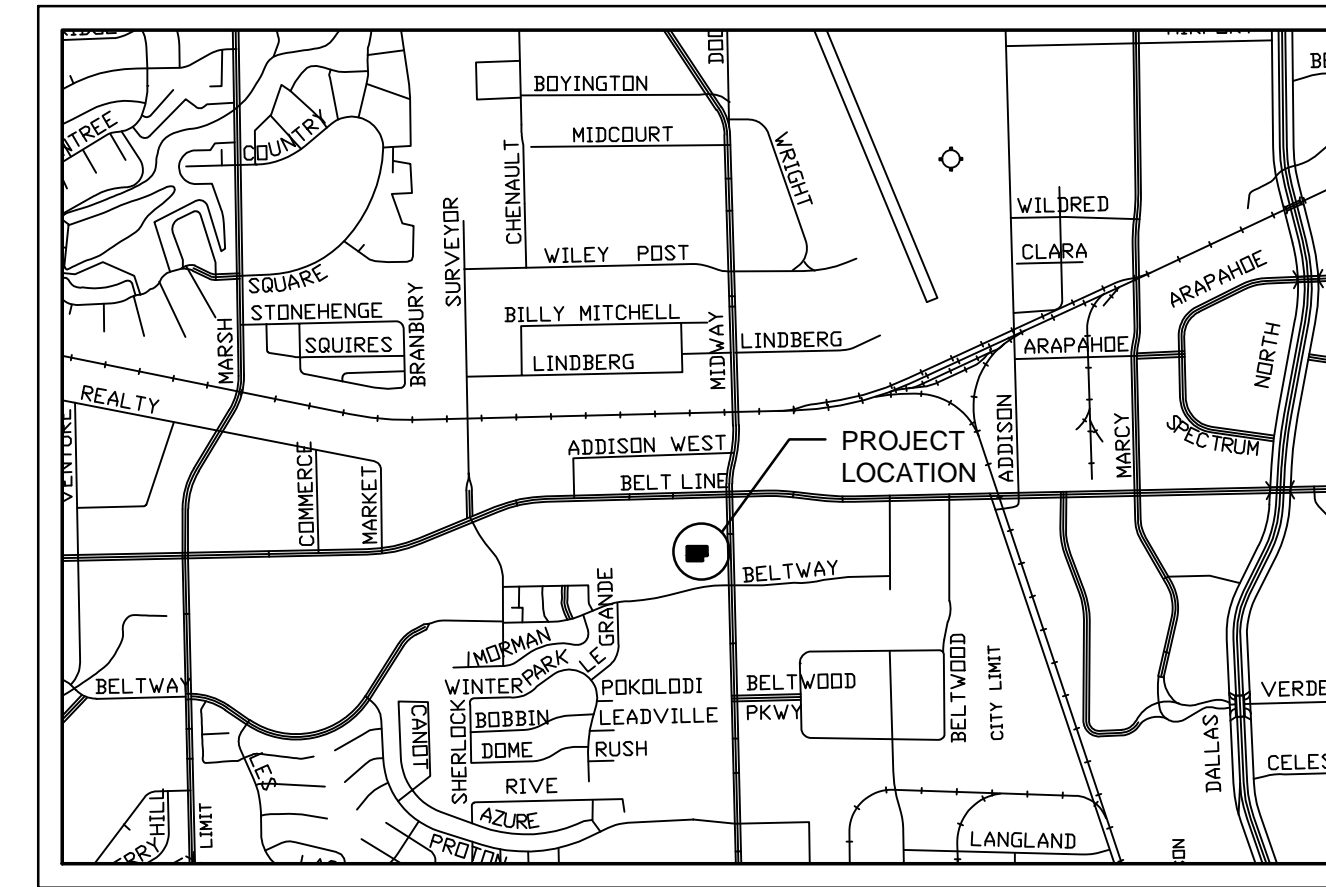
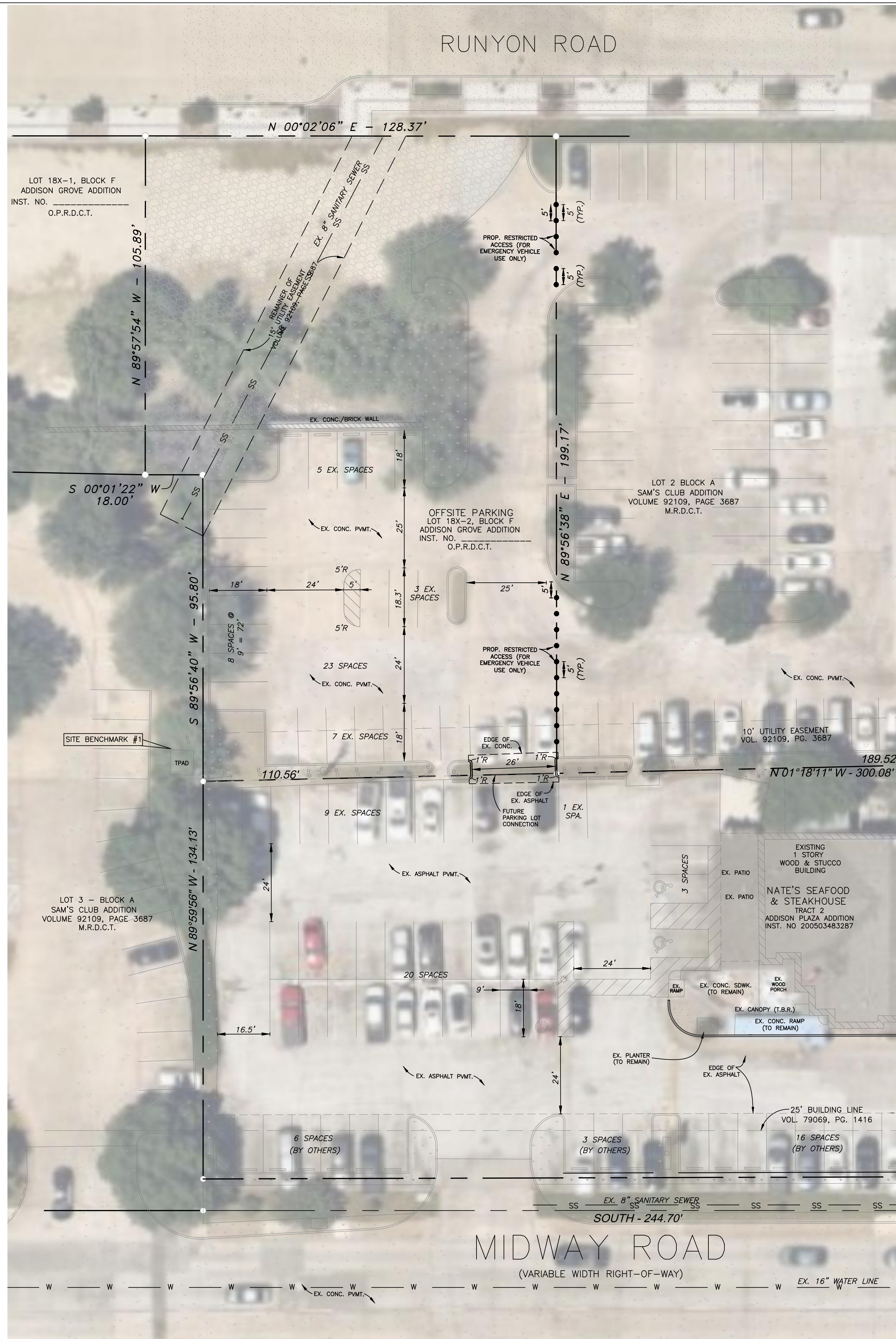
**RECOMMENDATION: APPROVAL WITH CONDITIONS**

Nate's Seafood & Steakhouse is a beloved, long-standing Addison restaurant that has demonstrated a need for additional parking to serve their customers. The requests will allow for minor site modifications that will ultimately improve the functionality of the existing parking lot, while allowing necessary alterations due to the right-of-way dedication for the reconstruction of Midway Road.

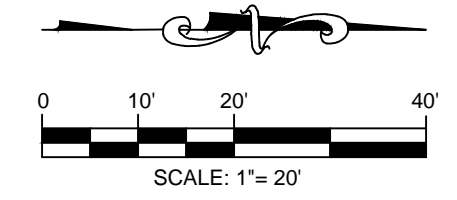
Staff recommends approval of these requests, subject to the following conditions that would apply to 1862-Z:

- No vehicular connections may be permitted to Belt Line Road, Runyon Road, or Beltway Drive from the proposed offsite parking lot.
- The proposed offsite parking use shall only be used to support parking generated by uses occupying 14951 Midway Road.
- Future expansion of the off-site parking lot will require approval of Development Plans that must comply with all applicable Town codes and ordinances. Any expanded parking area must be screened from public view from Runyon Road and Beltway Drive through application of the following conditions noted on the proposed amended Development Plan for 18 Runyon Road:
  - If the parking area on the proposed lot 18X-2, Block F were to expand in the future, the property owner (not the Town) would be responsible for:
    - Establishing a landscape planting strip (min. 3' width) at the common boundary with Runyon Rd / Magnolia St, where a similarly situated planting area does not already exist. This planting strip would be maintained by the Town of Addison.
    - Immediately adjacent to this planting strip and at the common boundary of the proposed Lots 18X-1 and 18X-2, Block F, the property owner (not the Town) would be responsible for installation and permanent maintenance of an 8' tall masonry screening wall that is compatible in character with the homes on the adjacent block face in the Addison Grove neighborhood.

Dwg Info: F:\Projects\2022\12054\_Town\_of\_Addison\17\_Nates\_Parking\_Lot1400\_CAD\12\_Midway\_Plan\_SHEET12212054-01\_PlanSheets.dwg - Plotter: 10/14/2022



VICINITY MAP  
N.T.S.



SITE DATA	
ZONING:	PD 016-003
LOT AREA:	0.5521 ACRES (24,017 S.F.)
EX. USES:	PARKING LOT
EX. BUILDING AREA:	N/A
F.A.R.:	N/A
BUILDING HEIGHT:	N/A
PARKING PROVIDED:	23 SPACES HANDICAP PARKING SHALL BE PROVIDED IN ACCORDANCE WITH 404 STANDARDS
LANDSCAPE AREA PROVIDED:	3881 S.F. (16.2%)
IMPERVIOUS AREA:	13,290 S.F.
WATER METERS:	N/A

**LEGEND:**

- F.H. FIRE HYDRANT
- CHISELED "X" SET
- CHISELED "X" FOUND
- IRON ROD FOUND (SIZE AS NOTED)
- IRON ROD SET (SIZE AS NOTED)
- OVERHEAD UTILITY POLE W/ GUY
- UNDERGROUND ELECTRIC/TELEPHONE
- LP LIGHT POLE
- SSMH SANITARY SEWER MANHOLE
- C.O. SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- W.V. WATER VALVE
- MH MANHOLE (TYPE AS NOTED)
- SIG. BOX TRAFFIC SIGNAL BOX
- TRANS. ELECTRIC TRANSFORMER BOX
- TOWER ELECTRIC TRANSMISSION STEEL TOWER
- CABLE SIGN UNDERGROUND CABLE MARKER
- TB TRAFFIC BOX
- EM ELECTRIC METER
- GM GAS METER
- EX. BOLLARDS PROP. EMERGENCY ACCESS BOLLARDS, GATES, OR CHAIN

**PROJECT NOTES:**

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 500 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
6. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
8. NO FLOODPLAIN EXISTS ON THIS SITE.
9. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY BLUE SKY SURVEYING & MAPPING, CORP.
10. LINE WORK FOR EXISTING & PROPOSED CONDITIONS PROVIDED BY BURGER ENGINEERING CIVIL CONSULTANTS.
11. COORDINATE & CONFIRM ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
12. REFERENCE FINAL PLAT FOR ALL PROPERTY LINE INFORMATION.
13. 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.
14. IF PARKING AREA ON LOT 18X-2 BLOCK F WERE TO EXPAND IN THE FUTURE, THE PROPERTY OWNER WOULD BE RESPONSIBLE FOR:
  - 14.1. ESTABLISHING A LANDSCAPE PLANTING STRIP (MIN. 3' WIDTH) AT THE COMMON BOUNDARY WITH RUNYON RD/MAGNOLIA ST, WHERE A SIMILARLY SITUATED PLANTING AREA DOES NOT ALREADY EXIST. THIS PLANTING STRIP WOULD BE MAINTAINED BY THE TOWN OF ADDISON.
  - 14.2. IMMEDIATELY ADJACENT TO THIS PLANTING STRIP AND AT THE COMMON BOUNDARY OF LOT 18X-1 & LOT 18X-2 BLOCK F, THE PROPERTY OWNER WOULD BE RESPONSIBLE FOR INSTALLATION AND PERMANENT MAINTENANCE OF AN 8' TALL MASONRY SCREENING WALL THAT IS COMPATIBLE IN CHARACTER WITH THE HOMES ON THE ADJACENT BLOCK FACE IN THE ADDISON GROVE NEIGHBORHOOD.

**OWNER/APPLICANT**  
TOWN OF ADDISON, TEXAS  
16801 WESTGROVE DR.  
ADDISON, TX 75001  
CONTACT: SHANNON HICKS, P.E.  
PH: 972-450-2849  
EMAIL: SHICKS@ADDISONTX.GOV

**ENGINEER:**  
BURGER ENGINEERING, LLC.  
17103 PRESTON RD, STE 180N  
DALLAS, TX 75248  
CONTACT: BRYAN BURGER, P.E.  
PH: 972-630-3360  
EMAIL: BBURGER@BURGERENGINEERING.COM

**SITE PLAN PREPARER:**  
COBB FENDLEY & ASSOCIATES, INC  
2801 NETWORK BLVD STE 800  
FRISCO, TX 75034  
CONTACT: JENNIFER PRAZAK, P.E.  
PH: 972-335-3214  
EMAIL: JPRAZAK@COBBFENDLEY.COM

**SURVEYOR:**  
BLUE SKY SURVEYING & MAPPING CORP.  
11015 MIDWAY RD,  
DALLAS, TX 75229  
PH: 214-358-4500

	<b>OFFSITE PARKING LOT</b> 0.5521 AC LOT 18X-2, BLOCK F ADDISON GROVE ADDITION TOWN OF ADDISON, DALLAS COUNTY TX			<b>PLANNED DEVELOPMENT AMENDMENT SITE PLAN</b> LOT 18X-2, BLOCK F ADDISON GROVE ADDITION			
PRELIMINARY THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF THE TOWN OF ADDISON AUTHORITY OF JENNIFER A. PRAZAK, P.E. 10/14/2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.		SNOISIAER					
DESIGN BY: J.P.		DRAWN BY: O.M.		DATE: October 2022		JOB NUMBER: 2212-054-01	
SHEET		<b>1</b>		TOWN PROJECT #: 1862-Z			



**Agenda Caption:**

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5100 Belt Line Road, Suite #600 that is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, to allow Indoor Miniature Golf and a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1864-SUP/5100 Belt Line Road, Suite #600.

**Staff Report:**

The applicant has requested to table consideration of this application to the November 15, 2022 Planning and Zoning Commission meeting in order to allow for additional time to address plan review feedback received from Town staff.

**Recommendation:**

Staff recommends approval of the request to table consideration of this application to the November 15, 2022 Planning and Zoning Commission meeting.

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**Attachments**

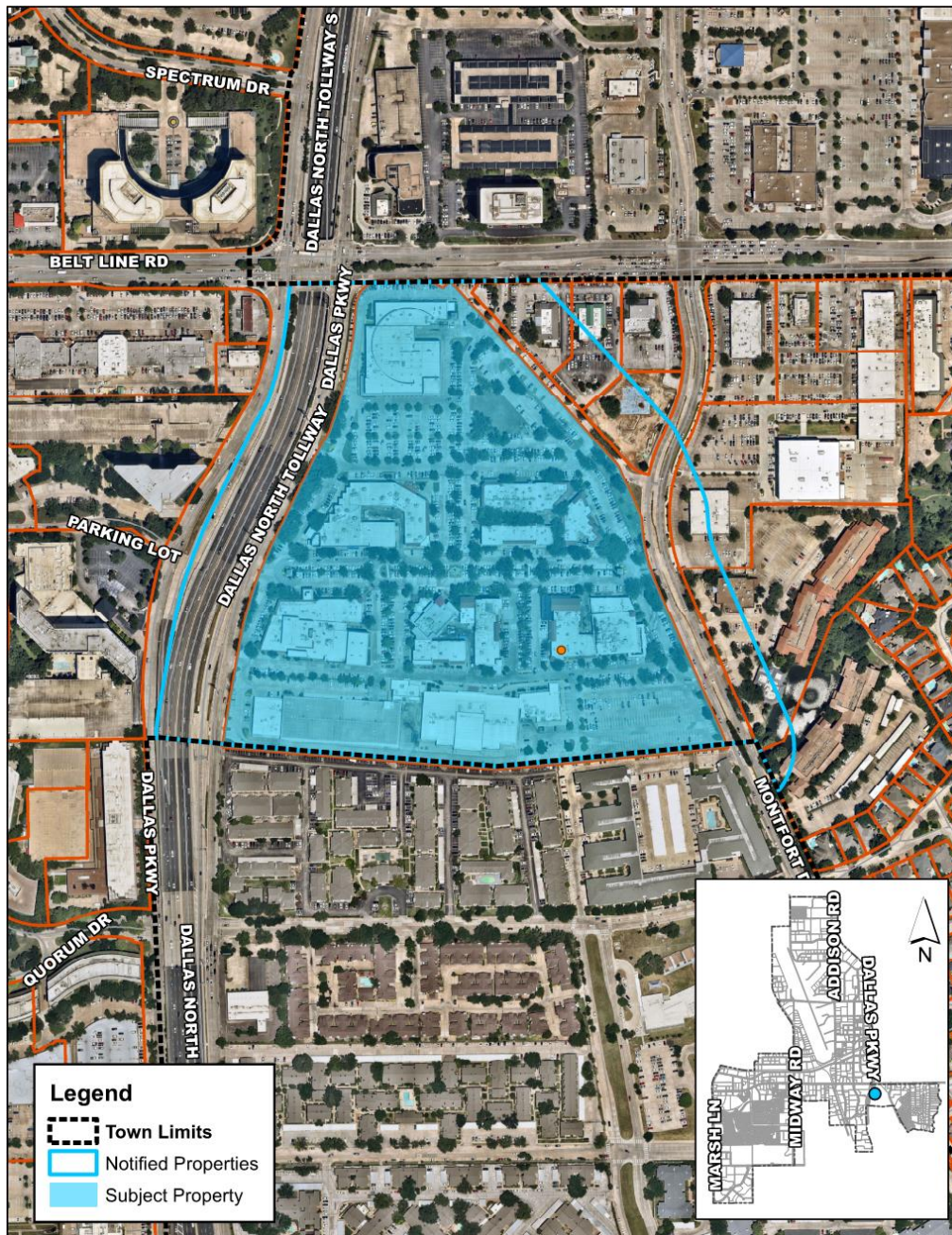
1859-SUP Location Map  
1864-SUP Applicant Letter

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# 1859-SUP

**PUBLIC HEARING** Case 1859-SUP/5100 Belt Line Road, Suite #430 (Hawkers). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5100 Belt Line Road, Suite #430 that is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.

## LOCATION MAP



Direct Dial: 972-341-8122  
[mmartin@addisonlaw.com](mailto:mmartin@addisonlaw.com)

October 13, 2022

Ms. Lesley Nyp  
Planning & Development Manager  
Town of Addison  
16801 Westgrove Drive  
Addison, Texas 75001

Re: SUP Application for Puttshack

Dear Ms. Nyp:

As you know, my firm represents Puttshack Dallas VOP, LLC (“Puttshack”). Please accept this letter as confirmation of Puttshack’s agreement to have their SUP application tabled until the November 15, 2022 meeting in order to allow more time to address plan review feedback with the Town.

Thank you.

Very truly yours,

ADDISON LAW FIRM,  
a Professional Corporation



Matthew C. Martin