



HOMEYER
ENGINEERING, INC.
CIVIL ENGINEERING • PLATTING
SITE & LAND PLANNING

April 23, 2024

City of Denton
Planning Department
601 East Hickory Street
Denton, TX 76205

**RE: DATCU Denton – Teasley
Specific Use Permit S24-0002 – Letter of Intent**

On behalf of our client, Homeyer Engineering, Inc. is pleased to submit a Specific Use Permit application for DATCU Denton – Teasley, a proposed 0.887-acre tract located at 3210 Teasley Lane. The property is currently zoned as Mixed-Use Neighborhood (MN-S) with banking uses. The adjacent properties to the north and south are zoned MN-S as well.

Existing utilities are served by an 8" sewer main and an 8" water main located along Teasley Lane. A portion of the site drains east to Teasley Lane. The remainder of the site drains south into existing curb inlets and to the adjacent property. The proposed site will utilize the existing landscape surrounding the building. An existing dumpster enclosure serves the site and will remain.

The existing site was developed as a DATCU credit union in 2005. Since the site was developed approximately twenty years ago, there have been significant changes in the banking industry. To address these changes and to support DATCU's current business model, the proposed building and drive-through lanes are being proposed to be modified. As part of this project, the interior and exterior of the building are being modified. A proposed vestibule is being added to the front of the building and will function as the main entry into the building. Any exterior building features will be designed and constructed in accordance with current building and development regulations. In addition to the building changes, the site will also undergo improvements such as grading, paving, and striping to optimize the existing improvements. Based on the existing SUP, Ordinance 2003-325, a minimum of twenty parking spaces shall be provided on-site. As proposed, four bicycle parking spaces will be utilized in lieu of one parking space in accordance with the 2002 DDC 35.14.7.G. In addition, two of the existing drive-through lanes will be removed leaving three lanes (one ATM lane and two teller lanes). A queueing analysis has been conducted that ensures sufficient stacking spaces is being provided for the remaining lanes.

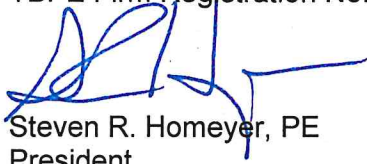
The site landscape and tree coverage will remain in compliance with the City of Denton Standards. The proposed sidewalk will improve and provide more accessible routes to the existing building with minimal disturbance of the existing landscape beds. With these changes, the site will comply with the required 20% landscaping area as well as the 40% tree canopy coverage.

Based on the City of Denton's Comprehensive Plan for future land uses, the subject property will remain its current use and zoning as MN-S.

If you have any questions regarding the proposed specific use permit submittal, please feel free to contact me at 972-906-9985 or shomeyer@hei.us.com.

Sincerely,

HOMEYER ENGINEERING, INC.
TBPE Firm Registration No. F-8440

A handwritten signature in blue ink, appearing to read 'S. Homeyer', with a horizontal line extending to the right.

Steven R. Homeyer, PE
President