

Planning Staff Analysis

S24-0002a/DATCU Teasley

City Council District #4

REQUEST:

Request for a Specific Use Permit (2003-325) Amendment, including, but not limited to, modification to the site plan to reduce drive-through banking lanes and replace with additional parking on a 0.89-acre site.

OWNER:

Denton-Area Teachers Credit Union (DATCU)

APPLICANT:

Steven Homeyer of Homeyer Engineering, Inc.

STAFF RECOMMENDATION:

Staff recommends **approval** of the Specific Use Permit (SUP) Amendment request with the following conditions:

1. The attached Site Plan and Landscape Plan reflect an intent to comply with the originally approved site plan and the 2019 DDC to the greatest extent possible.
2. The attached Site Plan and Landscape Plan are incorporated as requirements of the SUP. Staff shall have the ability to approve a reduction in the building coverage and a decrease in the number of parking spaces specified in requirements “a” and “b” below, provided the reductions do not equate to a change of more than 5% of the building square footage or 1 parking space and all applicable requirements of the originally approved site plan and current DDC are met:
 - a. No more than one building with a total building footprint not to exceed 4,116 sq. ft or 10.65% of the lot area.
 - b. A total of nineteen (19) parking spaces and 6 bicycle parking spaces are proposed for the drive-through Financial Institution indicated on the Site Plan.
 - c. No more than 3 drive-through banking lanes with one by-pass lane to facilitate on-site circulation.
3. Minor alterations to the depicted locations of the building, pedestrian pathways, and parking may be approved by City Staff, provided that the final plan complies with the attached Site Plan in terms of access and internal pedestrian connectivity.
4. Minor alterations to the depicted locations of individual plantings may be approved by City staff, provided that the final landscaping, as planted, complies with the attached Landscape Plan in terms of required landscape elements and overall tree canopy, as well as all applicable requirements of the current DDC.
5. Notwithstanding the limited administrative approvals authorized in the above conditions, the City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached Site Plan, and the attached Landscape Plan.
6. The zoning map shall reflect the Specific Use Permit on the property consistent with the Post-Decision Action Steps for Specific Use Permits in the 2019 DDC.

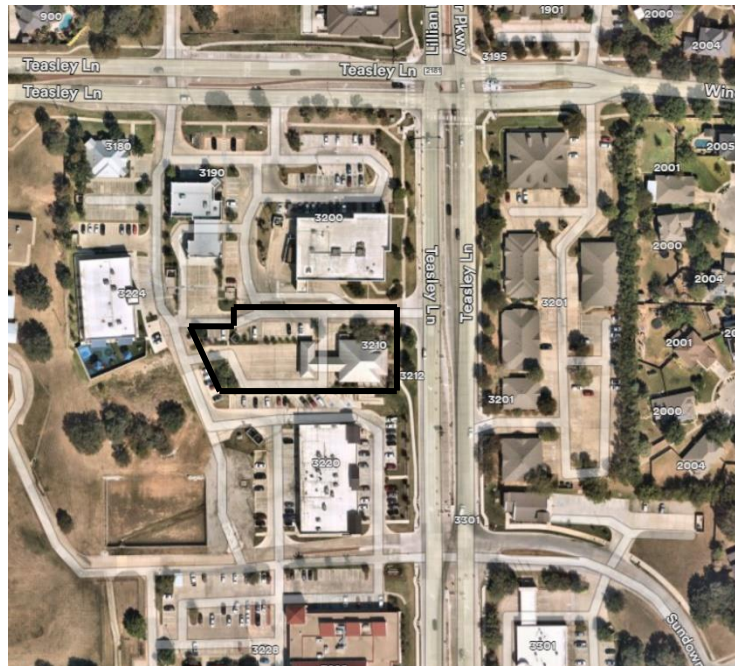
SITE DATA:

The site is a 0.89-acre tract generally located approximately one block south of Teasley Lane and to the west of FM 2181/Teasley Lane, in the City of Denton, Denton County, Texas. Current development on the property includes one presently operating financial institution building (constructed in 2004), 5 covered drive-through banking lanes, one bypass lane for drive-through banking, and 14 parking spaces.

Adjacent development is commercial and institutional with commercial uses to the immediate north and south, an educational facility to the west, and commercial uses across Teasley Lane to the east. Surrounding these immediately adjacent uses is single-family residential.

Nearby Roadways include the following (refer to inset map below):

- **Teasley Lane** to the north is currently a four-lane divided roadway that runs east-west in this area and is primarily owned and maintained by the TXDOT. It is a Primary Arterial per the Mobility Plan with no plans for additional expansions at this time. It includes one dedicated north-bound left-turn lane where Teasley meets Lillian B Miller Pkwy and Wind River Ln to the northeast of the subject site. A driveway into the Teasley Commons shopping center off of Teasley Ln provides a northern access point to the subject site.
- **FM 2181/Teasley Lane** to the east is currently a six-lane divided roadway that runs north-south and is owned and maintained by TXDOT. It is a Primary Arterial per the Mobility Plan with no plans for additional expansion at this time. It includes one dedicated west-bound left-turn lane where Teasley meets Lillian B Miller Pkwy and Wind River Ln to the northeast of the subject site. A right-in-right-out drive is existing off of southbound Teasley Lane into the subject site. There is an existing five-foot wide sidewalk on the east side and a five-foot wide sidewalk on the west side of FM 2181 (adjacent to subject property).



SURROUNDING ZONING AND USES:

Northwest: Zoning: MN Land Use: Commercial	North: Zoning: MN Land Use: Commercial	Northeast: Zoning: MN Land Use: Teasley Lane right-of-way and Commercial
West: Zoning: MN Land Use: Educational Facility	SUBJECT PROPERTY	East: Zoning: MN Land Use: Teasley Lane right-of-way and Commercial
Southwest: Zoning: MN	South: Zoning: MN	Southeast: Zoning: MN

Land Use: Undeveloped	Land Use: Commercial	Land Use: Teasley Lane right-of-way and Commercial
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CONSIDERATIONS:

A. Section 2.4.5.E of the DDC provides approval criteria applicable to all applications.

a. *General Criteria*

a. *Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.*

The review criteria were applied as required.

b. *The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.*

Section 2.5.2 of the DDC applies to SUP Amendment requests. An analysis of this request per those criteria can be found below in Consideration B.

c. *If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5 through 2.9 controls.*

There are no conflicts between the general criteria and the criteria specific for Specific Use Permits, or in this case a Specific Use Permit Amendment.

b. *Prior Approvals*

The proposal is consistent with the permitted uses and development standards of the approved Specific Use Permit, Ordinance 2003-325, and the permitted uses within the current MN zoning. The proposal will not introduce any new uses or substantially increase the development scale of the approved drive-through financial institution use.

c. *Consistent with the Comprehensive Plan and Other Applicable Plans*

The decision-making authority:

a. *Shall weigh competing goals, policies, and strategies.*

There are no competing goals, policies, or strategies with this proposal.

b. *May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in the Comprehensive Plan.*

The Denton 2040 Comprehensive Plan Future Land Use designation for the subject property is Neighborhood Mixed Use. This designation applies to neighborhoods or districts where the predominant use is residential along with local-serving, non-residential retail and service uses. The proposal is consistent with the Future Land Use designation, as the existing Financial Institution is intended to continue to serve nearby neighborhoods and the general public.

Preferred Land Preservation Plan

The Preferred Land Preservation Map does not identify any areas for preservation on the subject site.

Wildlife Corridors

The City's Wildlife Corridor Map does not identify any areas for wildlife movement on or adjacent to the subject site.

d. *Compliance with this DDC*

- a. *The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.*

Since the ordinance adopting the SUP and site plan did not establish allowable minor modifications to the Site Plan, the Director determined that any modification would require a new application. The SUP Amendment requires review and recommendation from the Planning and Zoning Commission and review and approval by the City Council pursuant to Subsection 2.5.2. Since the SUP was adopted prior to the current regulations, the Site Plan amendment was reviewed for compliance with the original Specific Use Permit Site Plan and the 2019 Denton Development Code standards.

- b. *Compliance with these standards is applied at the level of detail required for the subject submittal.*

The applicant has provided a detailed plan in conformance with the application submittal requirements. The plan has been reviewed for conformance with the original Specific Use Permit Site Plan and 2019 development standards.

- c. *Compliance with Other Applicable Regulations*

The proposal conforms to the SUP regulations for both use and development standards. If approved, the reconstructed drive-through cover, vestibule, and expanded on-site pedestrian pathway construction would be required to comply with current building code standards.

- d. *Consistent with Interlocal and Development Agreements*

There are no interlocal or development agreements for the subject site.

7. *Minimizes Adverse Environmental Impacts*

There are no Environmentally Sensitive Areas on the site.

8. *Minimizes Adverse Impacts on surrounding Property*

A trip generation was completed for the proposed decrease in drive-through lanes for the Financial Institution, and no substantial impacts to the surrounding property is expected. Additionally, the site is designed for queueing behind the building, so there is no concern of traffic stacking on the public right-of-way.

To offset the reduction in drive-through banking lanes provided and to address recent functional changes the bank has experienced, additional parking is being striped on existing pavement where two drive-through lanes are being removed.

9. *Minimizes Adverse Fiscal Impacts*

No Fiscal Impact Analysis was performed given that this is an existing facility and the limited nature of the changes proposed with this request. The proposed SUP Amendment is not anticipated to create substantial fiscal impacts.

10. *Compliance with Utility, Service, and Improvement Standards*

This proposed SUP Amendment will not negatively affect existing utilities, services, or improvements.

11. *Provides Adequate Road Systems*

No change to the building occupancy load or service load is expected with the proposed site changes. The site has, and will continue to have, multiple points of access between

one direct access point to FM 2181/Teasley Lane and several cross-access points within the Teasley Commons shopping center.

12. *Provides Adequate Public Services and Facilities*

This proposed SUP Amendment will not negatively affect public services and facilities. Public water, wastewater, and storm sewer facilities are available and already serve the site.

13. *Rational Phasing Plan*

There is no phasing plan associated with the proposed SUP Amendment.

- B. Section 2.5.2.C.6.c of the DDC states that an application for an expansion or enlargement of an SUP shall require a new application. Section 2.5.2D of the DDC states that in reviewing a proposed SUP, the Planning and Zoning Commission and City Council shall consider the general approval criteria in Subsection 2.4.5E and whether:

1. *The specific use proposed is compatible with the surrounding area;*

The proposed site changes are compatible with the surrounding area. The 88 square foot vestibule addition will increase the overall building height by 6 feet from 22 feet-8 inches to 28 feet-8 inches, which is still below the maximum allowable height of 65 feet, and consistent with adjacent commercial use heights.

2. *The specific use proposed has negative impacts on future development of the area; and*

No negative impacts are expected on future development of the surrounding area. Vehicle stacking is not expected to be a problem based on Engineering review of the Trip Generation Report and the fact that queuing for the drive through lanes occurs to the rear of the site, maximizing vehicular storage outside of the right-of-way.

3. *Any impacts associated with access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, and odor have been adequately mitigated.*

To offset the proposed reduction of two existing drive-through banking lanes and address recent functional changes the bank has experienced, five additional parking spaces are proposed to be striped on existing pavement where two drive-through lanes are being removed. This is consistent with the 20 parking spaces allowed for in the originally approved SUP, less one space which has been accounted for in the provision of 4 bicycle spaces provided beyond the two required, as allowed for in both the 2002 and 2019 Denton Development Code.

No drive-through stacking or traffic issues are expected based on review of the provided Trip Generation Report.

No change is proposed to the existing fire lanes or adjacent streets. Therefore, no impact on Emergency Services is expected.

Public Water and Sewer exist on site and serve the existing use. No change is proposed to Utilities.

No change is proposed to the existing solid waste container or trash enclosure.

No negative noise, glare, or odor is anticipated to be generated from the proposed site changes.