

ITEM 5 CASE #09-08-SUP – HOLD PUBLIC HEARING REGARDING A SPECIFIC USE PERMIT AND CONSIDER A RECOMMENDATION FOR AN ORDINANCE

Receive public input regarding a request for a Specific User Permit on a portion of Heritage Towne Crossing Addition, Block B, Lot 1, for a Credit Union in TX-121 (The 121 Gateway District) zoning and consider a recommendation regarding an Ordinance. This property is located at 3001 State Highway 121 #296.

Chairman McNeese opened public hearing.

Chris Barker, Director of Planning and Development, gave a brief description of the case. The applicant, American Airlines Federal Credit Union, represented by Ms. Suzanne Stokes, is requesting approval of a Specific Use Permit for a Credit Union to be located at 3001 State Highway 121 #296. The subject property is zoned "TX-121" the 121 Gateway District. The Unified Development Code requires a Credit Union located in a TX-121 zoning district to have a Specific Use Permit. Historically, this location had been the site of a Washington Mutual bank branch. American Airlines Federal Credit Union would intend to occupy the now vacant, existing structure and continue the use of the existing drive thru bank service lanes. Section 84-84 of the Unified Development Code references off-street parking requirements found in Section 84-201; Table 5A. These tables reflect the need for a Depository Institution with Drive Through lanes to provide five (5) queuing spaces per bay of stall. The existing conditions located at the subject property provide for four (4) queuing spaces per bay or stall for each of the three (3) existing bays on site. Staff has investigated the site as well as the typical flow of traffic at the proposed use type. Additional consideration has been given to the historic use of the property as a Depository Institutions with Drive Through lanes and the lack of ingress/egress or site circulation issues. Based on these site specific conditions, it is the opinion of the staff that the queuing currently located on site is adequate and appropriate.

Suzanne Stokes, 4151 Amon Carter Boulevard, Fort Worth, Texas, stated she would stand by for any questions.

Chairman McNeese asked for any proponents/opponents to come forward for any comments. Seeing none the public hearing was closed.

Vice Chairman Bearden stated that currently Harrington Gardens Parkway is a dead end street but will be a through street with the development of Glade Parks. He feels this has the potential to effect site ingress and egress.

Chris Barker stated that staff believes the manner in which the drive through operates would not pose any additional ingress or egress issues when Harrington Gardens Parkway is extended.

Commissioner Zahn made a motion to approve case #09-08-SUP with the following conditions: 1) Tied to the applicant, American Airlines Federal Credit Union; 2) Tied to the business name, American Airlines Credit Union; and 3) Tied to the term of the lease, 10 years. Vice Chairman Bearden seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Bearden, Commissioners Zahn, Huffman, Portugal, and Mennis

Nays: None

Abstention: None

The motion carried (6-0-0)