



CITY COUNCIL COMMUNICATION

January 26, 2010

SUBJECT: HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 09-08-SUP, AND CONSIDER FIRST AND FINAL READING OF ORDINANCE NO. 1868

SUBMITTED BY: Chris Barker, Director of Planning and Development

REFERENCE NO: 09-08-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use 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 on 3001 State Highway 121 #296 and approve Ordinance No. 1868, concurring with the Planning and Zoning Commission's 6-0 recommendation on January 5, 2010.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Approve the request – *simple majority*
4. Approve the request with modifications – *simple majority*
5. Deny the request – *simple majority*

SUMMARY OF SUBJECT:

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.

The DRC certified this case and recommended approval to the Planning and Zoning Commission. The Planning and Zoning Commission held a public hearing on January 5, 2010 and recommended approval of the SUP with the following conditions:

- 1) Tied to the applicant, American Airlines Federal Credit Union; and
- 2) Tied to the business name, American Airlines Credit Union; and
- 3) Tied to the term of the lease, 10 years.

FINANCIAL CONSIDERATIONS:

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Over/Under Projection By:

Other Comments:

SUPPORTING DOCUMENTS:

- Ordinance No. 1868
- SUP Form
- Exhibit
- Draft Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **SC** _____

City Secretary's Office