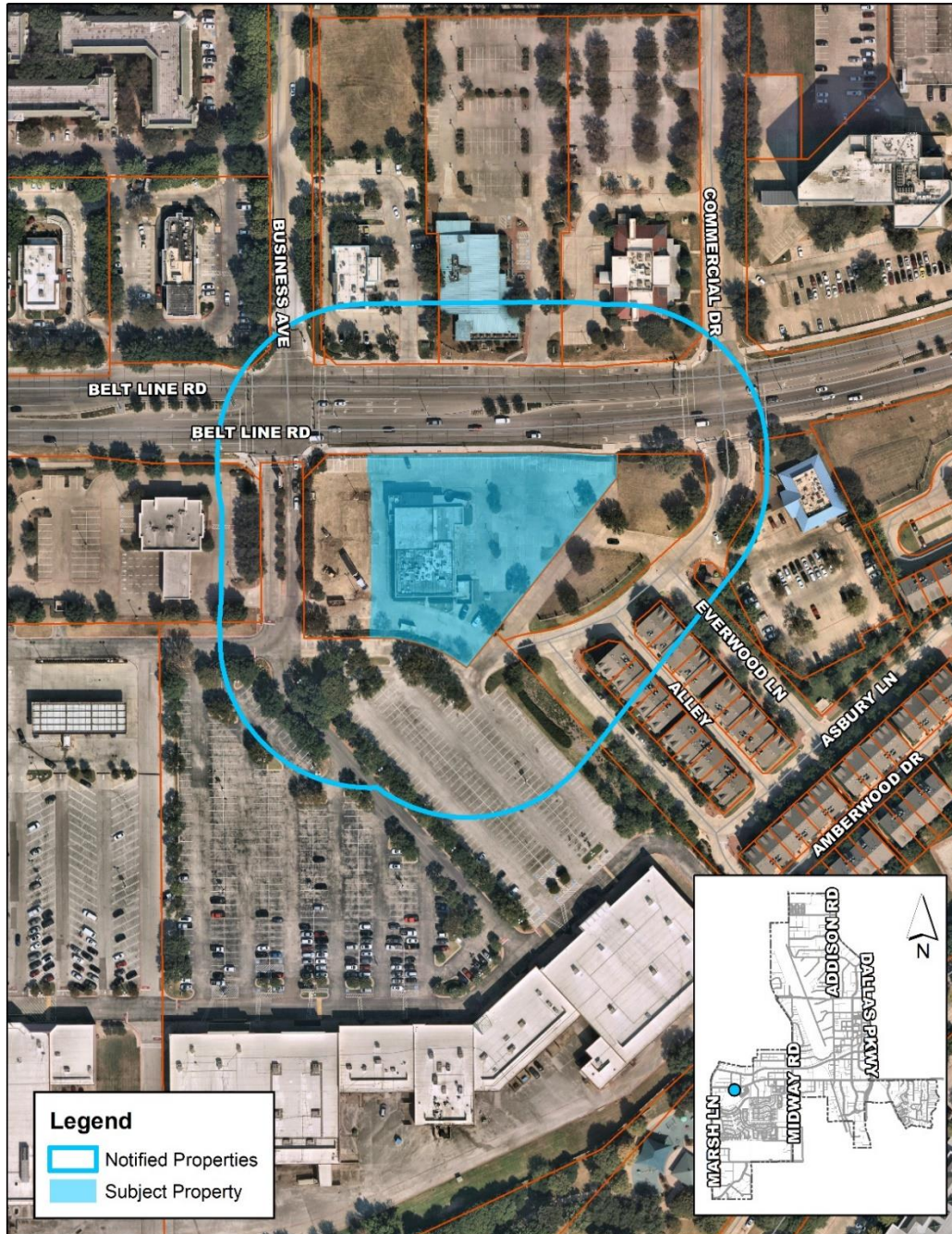


1871-Z

PUBLIC HEARING Case 1871-Z/3820 Belt Line Road (Frost Bank). 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. O22-27 for a 1.47 Acre Property located at 3820 Belt Line Road, to Allow for the Construction of a proposed Bank with a Drive-Through and associated Site Improvements.

LOCATION MAP





February 21, 2023

STAFF REPORT

RE: 1871-Z/3820 Belt Line Road (Frost Bank)

LOCATION: 3820 Belt Line Road

REQUEST: To amend Planned Development (PD) District, Ordinance No. O22-27. (Application Date: 11/18/2022)

APPLICANT: Priya Acharya, Wier & Associates, Inc.

DISCUSSION:

Background: This request is specific to the 1.470-acre property located at 3820 Belt Line Road. The property is currently occupied by a vacant restaurant building and associated parking, formerly known as Humperdink's Restaurant and Brewpub.

On November 10, 2020, City Council approved the rezoning of the property to Planned Development (PD) District, through Ordinance O20-54. This rezoning allowed for the development of a new two-story retail and office building on the eastern portion of the site while maintaining the existing restaurant building on the western portion. This PD District (Ordinance O20-54) was based on the Belt Line (BL) District standards with modifications to block length requirements, established a minimum lot size of 2.034 acres, and allowing the south façade of the new building to have only 73% brick or stone and 17% glazing.

On October 12, 2021, City Council approved an amendment to this PD, through Ordinance O21-37, to eliminate a previously adopted minimum lot size requirement that would have prohibited subdivision of the subject property.

On September 13, 2022, City Council approved a rezoning to a new PD with Local Retail (LR) district standards, through Ordinance O22-27. The request also included a Special Use Permit (SUP) for a restaurant with a drive-through, to allow the development of Salad & Go. Shortly thereafter, the initial 2.034-acre property was replatted into Lots 1R1 and 2, Block A, within the Printemps Addition No. 2. The replat resulted in a 0.564-acre lot for the Salad & Go restaurant at 3810 Belt Line Road and the 1.470-acre lot, proposed to be the site of Frost Bank at 3820 Belt Line Road.

The applicant, Frost Bank, proposes to amend the existing zoning to adopt updated development plans. The plans include a new site design and associated site improvements for a proposed bank with drive-through services. If approved, this request would amend the development plans, which previously identified a two-story office and retail building and former restaurant building. The existing, former restaurant building is proposed to be demolished and the office and retail building is not intended to be constructed by the property owner.

[Frost Bank](#) is a Texas-based bank providing banking, investment, and insurance services. Frost Bank proposed to use the site for a bank, providing both lobby and drive-through services, and offices. Frost Bank currently has a location in Addison at 15301 Dallas Parkway, Suite 100.

Proposed Plan: With this request, Frost Bank proposed amend the development plans previously approved for an office and retail building on the subject property. The proposal includes demolishing the existing vacant building and construct a two-story, 11,842 square foot bank with a four lane drive-through motor bank. Site improvements will include new pavement and curbing for the parking areas, drive-through, and site access drives, a solid waste enclosure, pedestrian connectivity to the existing sidewalk on Belt Line Road, new landscape to support the site, and four electric vehicle charging stations. The first floor is comprised primarily of the bank lobby, offices, and motor bank facilities. The second floor provides additional offices, training rooms, and employee amenities. The drive-through provides four covered lanes at the rear of the building. The site can be accessed via a cross access easement from Business Avenue to the west and at two points along Commercial Drive to the east. All of the site access points are private driveways that provide connectivity to signalized intersections at Belt Line Road.

Parking: The off-street parking requirement for a bank within the LR district include 1 space for each 300 square feet of floor area. The development plan submitted for Frost Bank identifies 43 parking spaces being provided to serve the 11,842 square foot office. This exceeds the requirement by 5 spaces. The applicant is also proposing to provide electric vehicle charging stations to serve 4 of the provided parking spaces. The applicant does not propose additional driveway connections to this site.

Exterior Facades: The proposed facades are comprised primarily of masonry, glazing, and aluminum panels. The façade consists of neutral colors. The focal point of the building is the Frost Room, which provides floor to ceiling windows on the east façade of the building. Aluminum awnings will cover building entrances. The drive-through motor bank will also be covered with an awning. At 31 feet in height, the building exceeds the maximum height within the LR district of 29 feet. Staff feels the increase height allows the building to achieve a more prominent scale, which is a desirable treatment at the Belt Line Road frontage.

All mechanical equipment will be screened for the public rights-of-way, primarily within the mechanical yard along the south side of the structure. The proposed solid waste enclosure will be positioned at the southwest corner of the site and constructed to match the building façade.

Landscaping and Open Space: Frost Bank has met or exceeded Town requirements for the provision of landscape area, landscape buffer, tree plantings, and parking lot interior landscaping. It was not possible for Frost Bank to plant required street trees at the Belt Line frontage due to the presence of public drainage and sewer lines at the front of the subject property. Those required plantings were achieved at other locations on the property.

Public Outreach: Due to this site being situated adjacent to the Asbury Circle neighborhood, Frost Bank conducted meeting via Zoom with members of the Asbury Circle HOA on January 23, 2023. Traffic flow was identified as an area of concern. It was suggested that traffic flow be addressed through directional signage on site.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The proposed amendment to facilitate the development of Frost Bank will add new use to a restaurant and retail dominated area and will redevelop a vacant and declining site. These

improvements will also facilitate the removal of a vacant building that has become a nuisance for the Asbury Circle neighborhood and surrounding businesses. The proposed development plans will provide a prominent building along the Belt Line Road corridor.

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

- Directional signage, as permitted by the Town's Sign Ordinance, shall be provided on site.



Case 1871-Z/3820 Belt Line Road (Frost Bank)

February 21, 2023

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on February 21, 2023, voted to recommend approval of an ordinance amending the development plan for Planned Development (PD) District, Ordinance No. O22-27, for a 1.47-acre property located at 3820 Belt Line Road, to allow for the construction of a proposed bank with a drive-through and associated site improvements, subject to the following condition:

- Directional signage, as permitted by the Town's Sign Ordinance, shall be provided on site.

Voting Aye: Branson, Catalani, Chavez, DeFrancisco, Faircloth, Fansler, Souers

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none