

Frost Bank Addison – 3820 Belt Line Road Letter of Intent

On behalf of Frost Bank, please find included a Zoning Amendment submittal package for a proposed Frost Bank financial institution with a drive-through motor bank. The subject property is located at 3820 Belt Line Road in Addison, TX. The lot was recently replatted as Lot 2, Block A, Printemps Addition No. 2 and is 1.470 acres.

The proposed use is a financial institution with drive-through service. The building is proposed to be a two-story building with a gross floor area of approximately 11,842 sf. Based on the approximate gross floor area, we calculate that 38 parking stalls are required. The concept plan proposes 43 on-site surface parking stalls with 4 motor bank lanes.

The site is currently a vacant restaurant building with a parking lot. The existing site currently has drainage infrastructure and utility extensions to serve the proposed site and building; we are modifying some of the private infrastructure to accommodate the proposed development. The proposed building is expected to maintain the existing drainage patterns and utilize the existing utilities onsite.

The recently approved zoning Case 1850-Z (for Salad & Go) rezoned the site to a Planned Development (PD) district with modified Local Retail District (LR) standards (Ordinance No. O22-27).

The 1.470 acre subject lot is intended to be developed in accordance with the LR District standards with the following exception:

- The proposed Frost Bank building shall have a building height of 31-ft. The LR zoning district allows a maximum 29-ft height.

The existing on-site building is proposed to be demolished; additionally, a previously approved retail building as shown in prior site layouts on the east side of the site is not intended to be developed or constructed.

No additional driveways are proposed to Belt Line Road.