

# **Frost Bank PD Amendment (1871-Z)**

The logo for ADDISON, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes diagonal white lines and a grey triangle in the top right corner.

# Case 1871-Z Frost Bank PD Amendment

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## LOCATION:

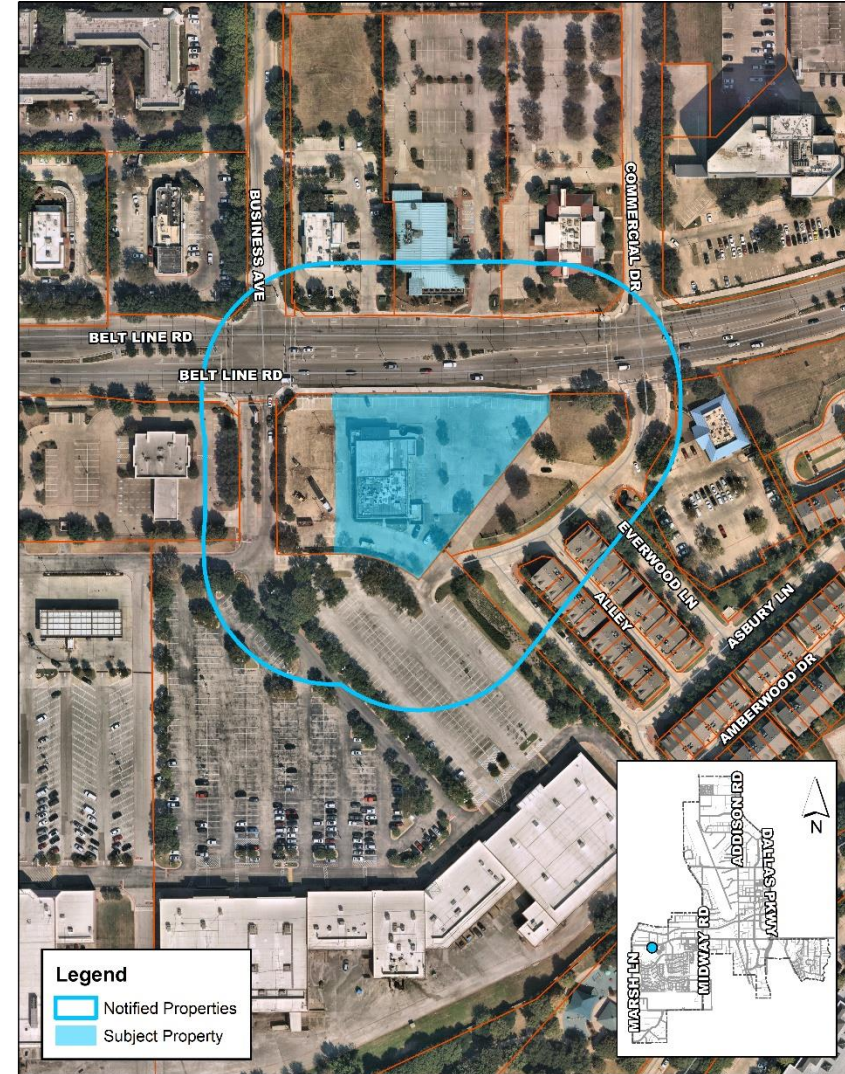
3820 Belt Line Road

## REQUEST:

Approval of a PD Amendment for PD District Ordinance O22-27, to amend the Development Plans, including a site plan, landscape plan, façade and floor plan, for the construction of a bank with a drive-through.

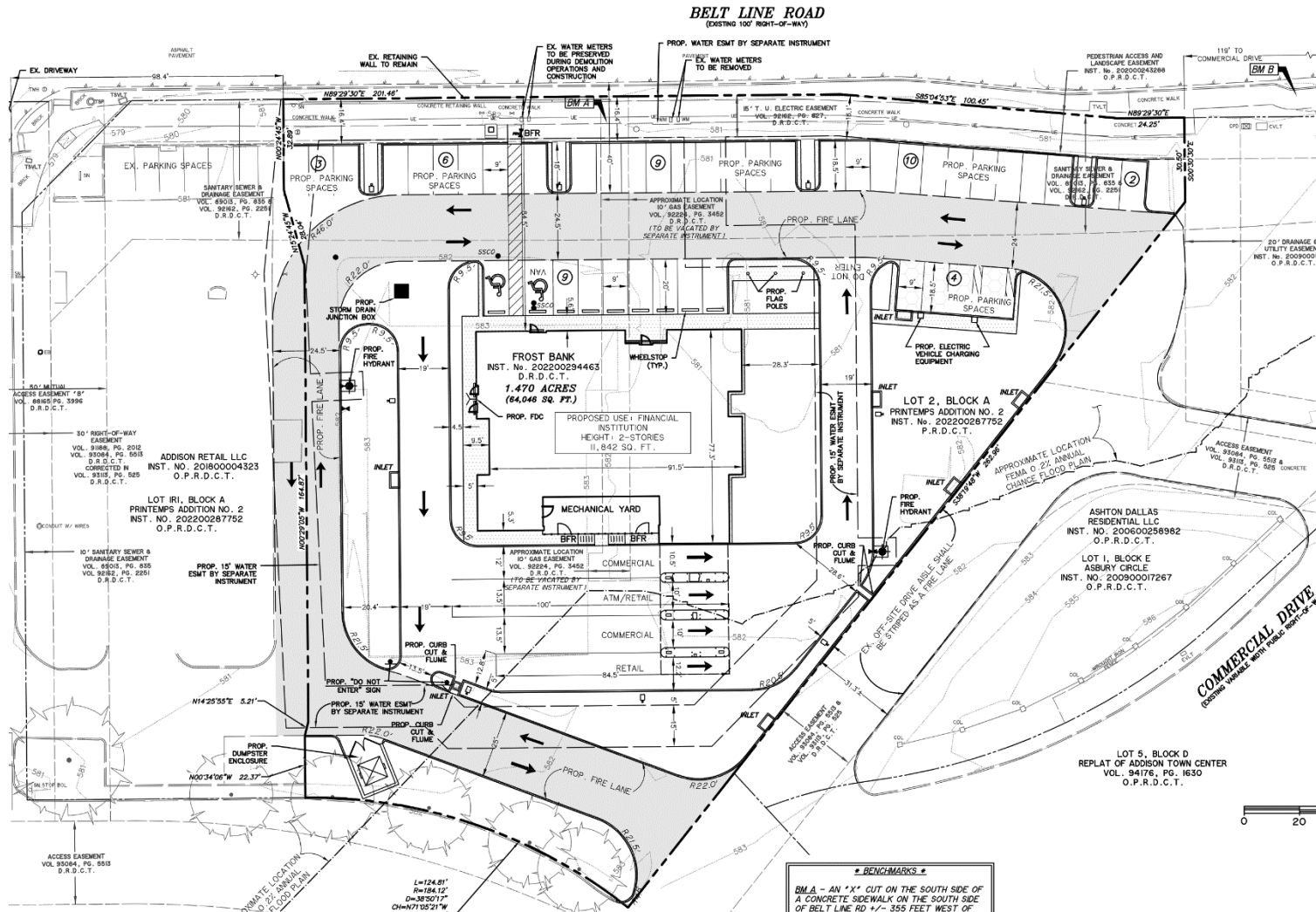
## ACTION REQUIRED:

Discuss, consider, and take action on compliance with the PD, Development Standards, and other Town requirements, where applicable.



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## PROJECT HISTORY:

September 2022 – Approval of PD, Local Retail with development plan and SUP for Salad & Go via Ordinance No. 022-27

October 2022 – Property was subdivided into two lots

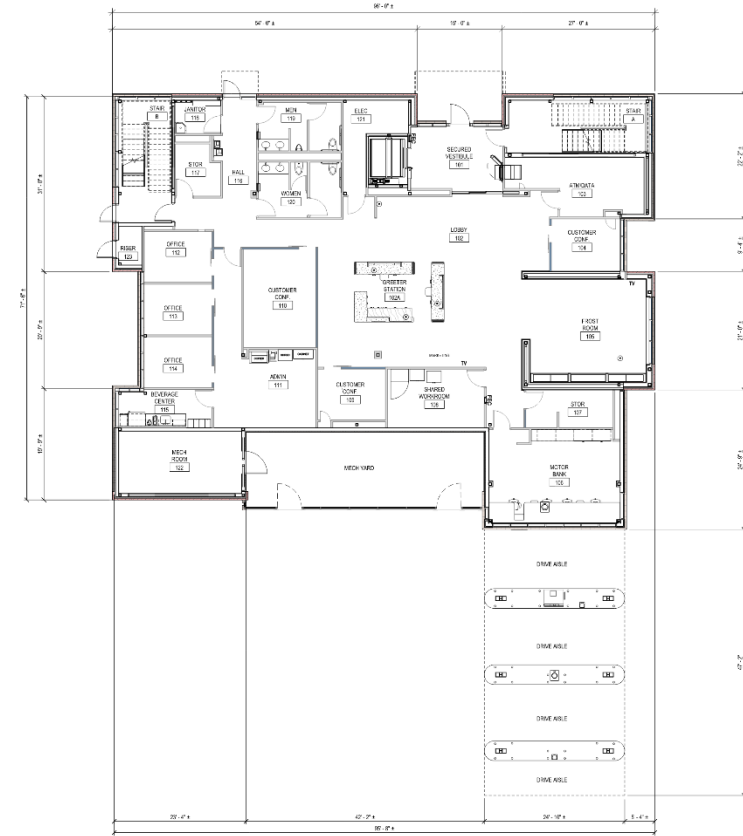
Present – Amend PD, Ord. No. 022-27, to approve updated development plans

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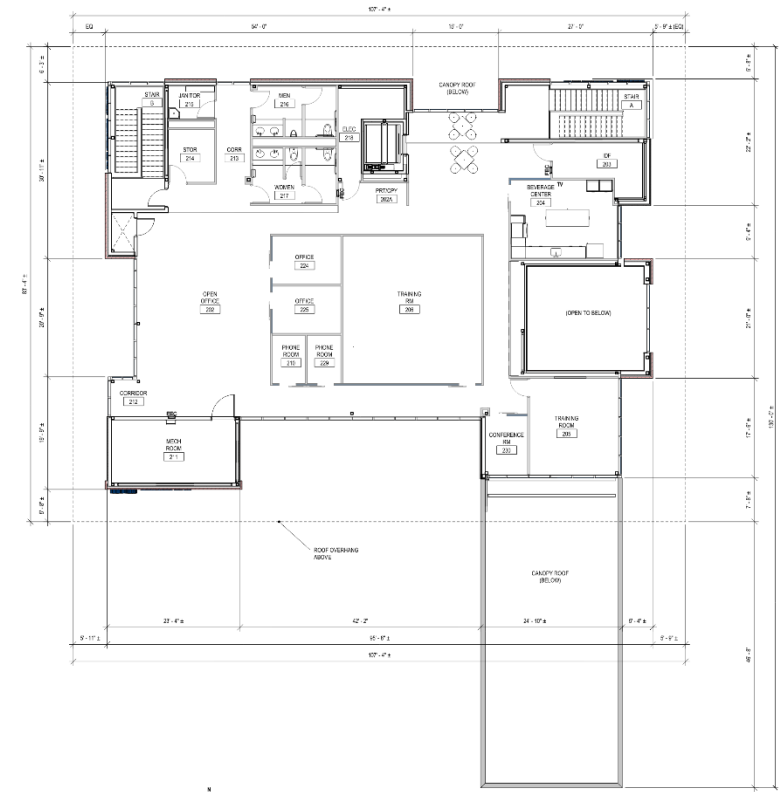


## FLOOR PLAN:

- 11,842 SF GFA
- Two-Stories
  - First Floor: Bank Lobby, Office, & Motor Bank
  - Second Floor: Office, Training Rooms, Employee Amenities
- Four Lane Motor Bank



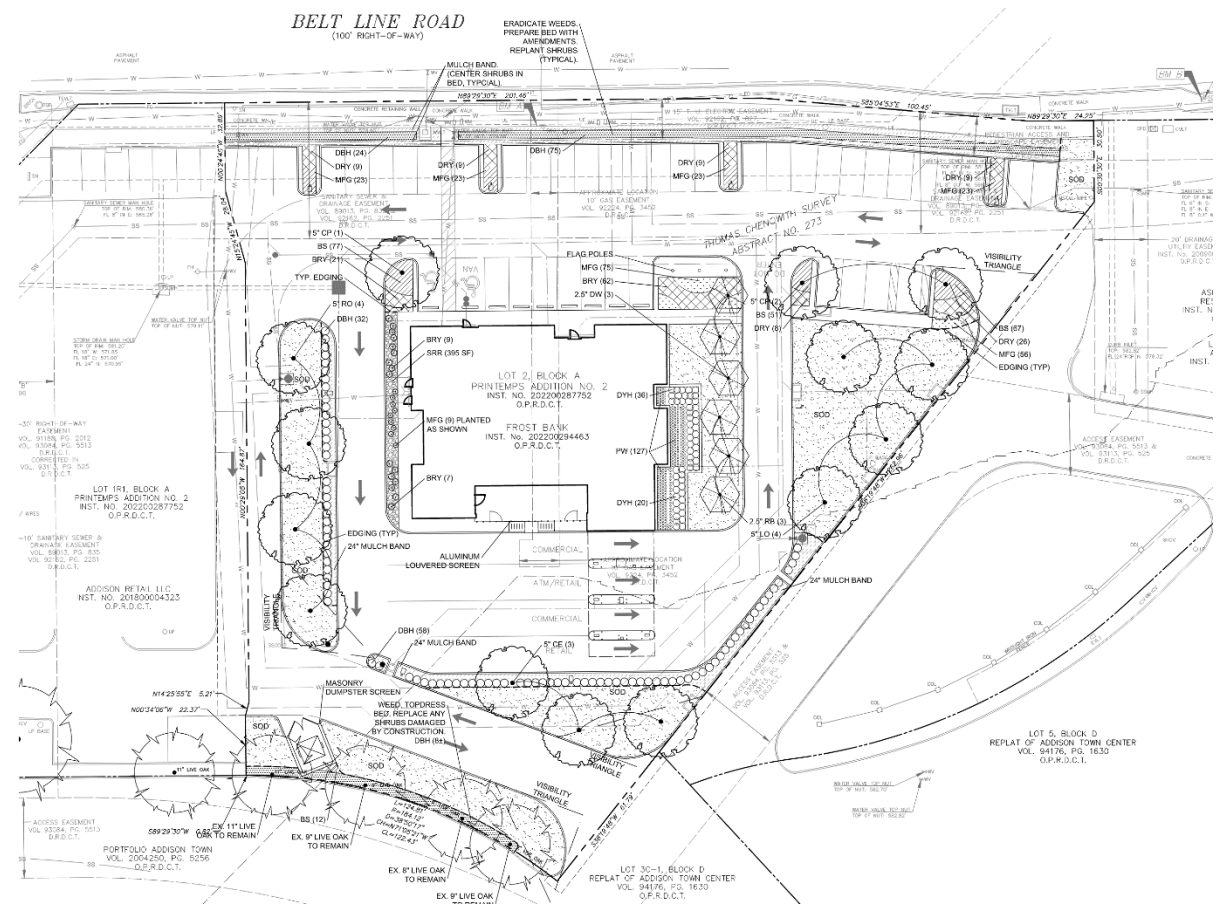
1 FLOOR PLAN LEVEL ONE  
18'-11-0"



1 FLOOR PLAN LEVEL TWO  
18'-11-0"



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## PARKING:

The site exceeds the required parking by 5 spaces (38 space are required). Electric vehicle charging stations will serve 4 of the provided spaces.

## OPEN SPACE AND LANDSCAPE:

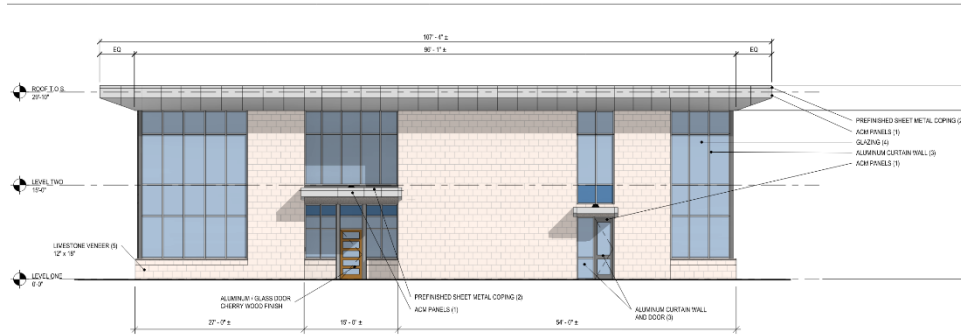
Frost Bank has met or exceeded all Town landscaping requirements. All trees proposed to be removed on site were mitigated via replacement trees.

Due to existing public utilities, streets trees could not be installed along Belt Line Road. Those required trees have been placed elsewhere on site.

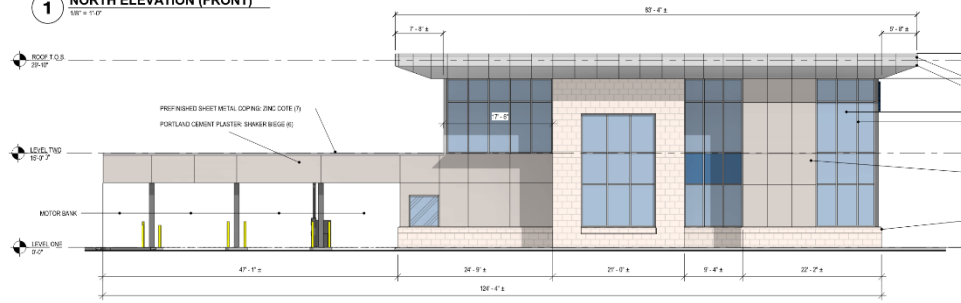
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## EXTERIOR APPEARANCE:

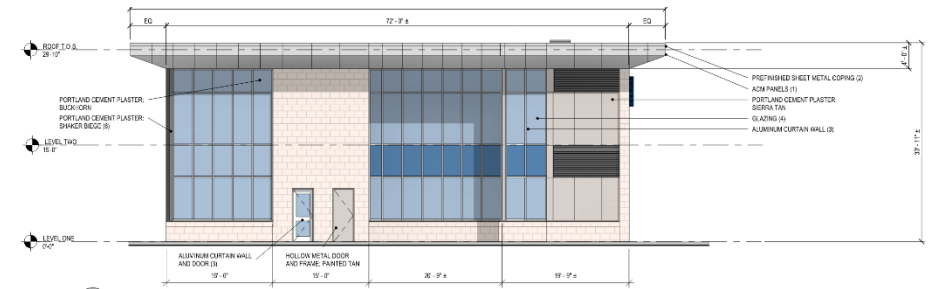
- Façade materials comply with Building Code.
- Façade is primarily masonry, glazing, and aluminum panels.



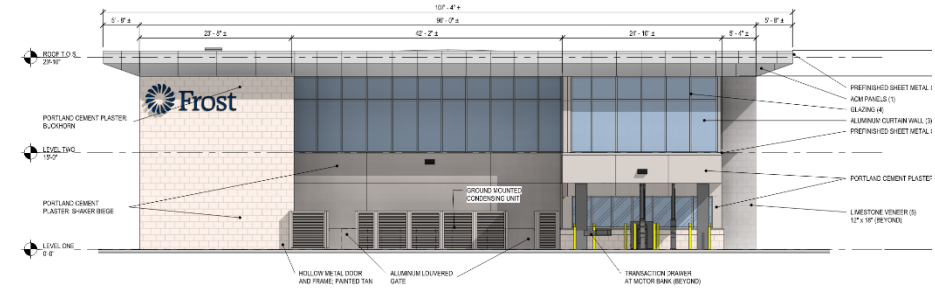
1 NORTH ELEVATION (FRONT)  
1/8" = 1'-0"



2 EAST ELEVATION  
1/8" = 1'-0"



1 WEST ELEVATION  
1/8" = 1'-0"



2 SOUTH ELEVATION  
1/8" = 1'-0"

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## BUILDING HEIGHT:

- The proposed building height is 31-feet, exceeding the maximum height permitted via PD, Ord. No. 022-27, by 2 feet.
  - Increased height along the Belt Line Road frontage is desirable to achieve a more prominent scale.
  - With this request, staff has drafted amendments to PD O22-27 to accommodate a maximum building height of 35 feet and to delete previous approval conditions related to past development proposals that are no longer applicable.



3 NE CORNER PERSPECTIVE



3 SW CORNER PERSPECTIVE



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## PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

## NOTICE RECIPIENTS: 17

FOR: None

AGAINST: None

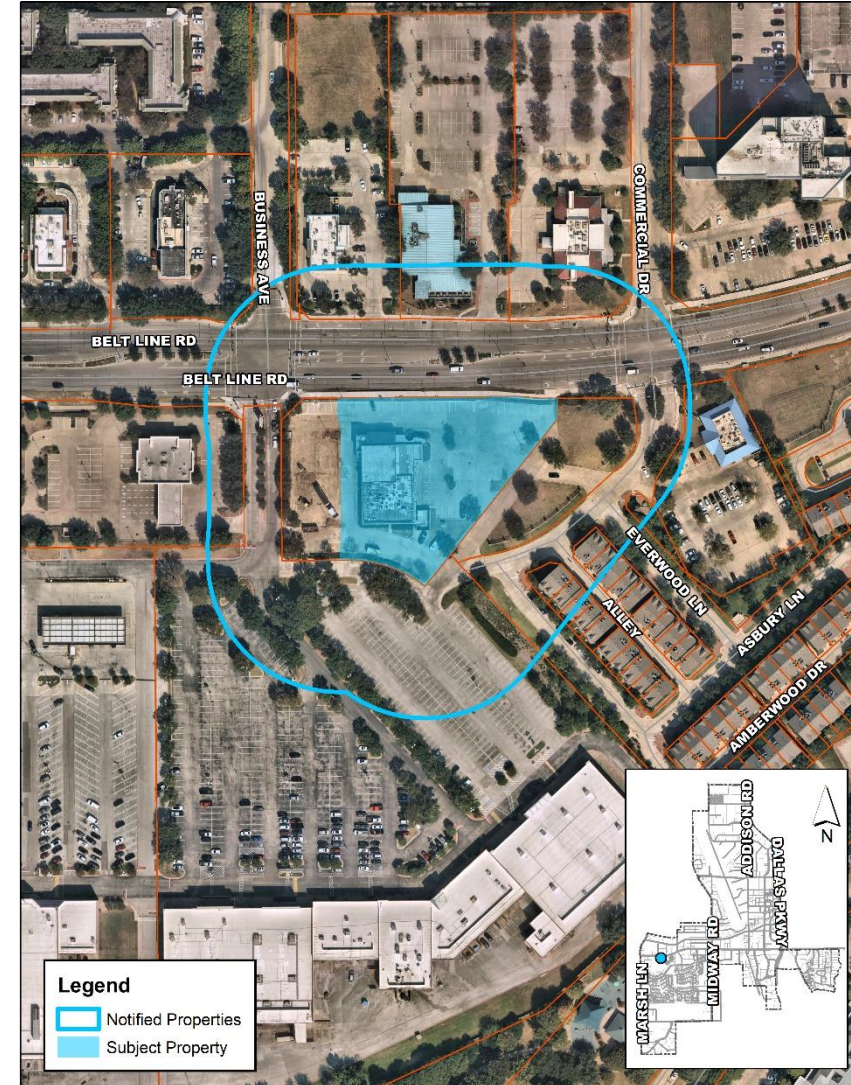
NEUTRAL: None

## PUBLIC OUTREACH:

The applicant met with the Asbury Circle HOA via Zoom. Traffic flow was an area of concern. Directional signage was suggested to address the concerns.

## PLANNING & ZONING COMMISSION ACTION:

Approval: 7-0





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## RECOMMENDATION:

Staff recommends **approval of the request, with the following conditions:**

- Directional signage, as permitted by the Town's Sign Ordinance, shall be provided on site.
- The maximum building height established by PD O22-27 shall be changed from 29 feet to 35 feet to accommodate the proposed 31-foot tall building and to be more consistent with typical retail zoning standards.
- PD O22-27 shall be amended to remove obsolete development conditions related to past development proposals.