

**FILE NO.:** Z0518-0037

**P&Z HEARING DATE:** June 25, 2018

**COUNCIL DATE:** July 16, 2018

#### **GENERAL INFORMATION**

**APPLICANT:** Sean Neal, TGS Architects on behalf of American National Bank

**REQUESTED ACTION:** Conditional Use Permit to allow a bank with a drive-through facility.

**LOCATION:** 917 Military Parkway

#### **SITE BACKGROUND**

**EXISTING LAND USE AND SIZE:** The approximately 5 +/- acre site is developed with a bank with an existing drive-through facility.

**SURROUNDING LAND USE AND ZONING (see attached map):**

North: Industrial; developed with commercial uses  
South: Commercial; major auto repair  
East: Commercial; undeveloped with properties  
West: Commercial; undeveloped with properties

**ZONING HISTORY:**

1951: Annexed and zoned Residential  
1958: Special Permit – Drive-through Laundry  
1964: Rezoned to C, Commercial  
2006: Rezoned to C, Commercial with Military Parkway-Scyene Corridor Overlay District

**PLATTING:** Unplatted. The property will be platted.

**GENERAL:** American National Bank acquired First State Bank located at 917 Military Parkway earlier this year. The new owner is now proposing to remodel the existing bank building and to build a new drive-through facility on the west side of the bank building as shown on the concept plan in Attachment 5. The existing drive-through facility adjacent to Lindsey Street will be demolished once the new drive-through facility is completed and is operational. The existing drive-through facility was designed to accommodate a large amount of drive-through traffic. However, changes in the banking industry due to online banking has made the large standalone drive-through facility unnecessary. Additionally, the new bank owner would like to eliminate the need to staff the standalone drive-through facility away from the main building.

In addition to being zoned C, Commercial, the subject property is located within the Military Parkway-Scyene Corridor (MP-SC) Overlay District. Established in 2006, the purpose of the MP-SC Overlay District is to create an attractive and effective gateway into downtown and link these important assets and land uses. The MP-SC Overlay District established

a limited number of permitted uses and design standards. Uses not listed in the MP-SC Overlay District as a permitted use, requires approval of a Conditional Use Permit. Financial services such as banks are not permitted by right in the MP-SC Overlay. The existing bank became a legal non-conforming use in 2006 within the MP-SC Overlay was established. As a legal non-conforming use, the bank could remain; however, any additions to the property will require approval of a Conditional Use Permit.

#### **STAFF COMMENTS**

##### **Mesquite Comprehensive Plan**

According to the Comprehensive Plan, the subject property is located within the Corridor Business future land use designation. Corridor areas accommodate general business and commercial activities, generally with limitation of heavier commercial and outdoor storage uses which are not considered appropriate in many sections of the corridors, especially in those areas which are in close proximity to neighborhoods or which serve as gateways into the City. Outdoor storage areas are generally not a desired use in the corridors.

##### **Review Criteria – Mesquite Zoning Ordinance Sec. 5-303**

In reviewing a request for approval of a Conditional Use Permit, the Planning and Zoning Commission and City Council shall consider:

##### **1. Existing Uses**

*The Conditional Use will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.*

**Relocating the drive-through facility will reduce the footprint of the bank and is not expect to have any adverse impact on adjacent uses, nor will it substantially diminish property values within the immediate vicinity.**

##### **2. Vacant Properties**

*The Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*

**Approving the Conditional Use Permit will not impede the normal and orderly development and improvement of surrounding properties. The bank has been in operation at this location for a number of years and in staff's opinion it has not impede surrounding development.**

##### **3. Services**

*Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.*

**Adequate utilities, access roads, drainage and other necessary facilities have been provided and are sufficient to accommodate the demands associated with the request for approval of a Conditional Use Permit and for the proposed drive-through facility relocation.**

**4. Parking**

*Adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed uses.*

**The subject property has adequate parking facilities to support the bank and will have sufficient room to meet stacking requirements for the relocated drive-through facility.**

**5. Performance Standards**

*Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*

**The continued operation of an existing bank with a relocated drive-through facility will not constitute a nuisance of any kind on neighboring properties.**

---

**RECOMMENDATION**

Staff recommends approval of the Conditional Use Permit to allow for the operation of a bank with a relocated drive-through facility with the following stipulation:

1. The existing drive-through facility shall be removed within 60 days of the new drive-through facility being completed and operational.

---

**PUBLIC NOTICE**

Notices were mailed to property owners within 200 feet of the property. One response has been returned in favor of the request.

---

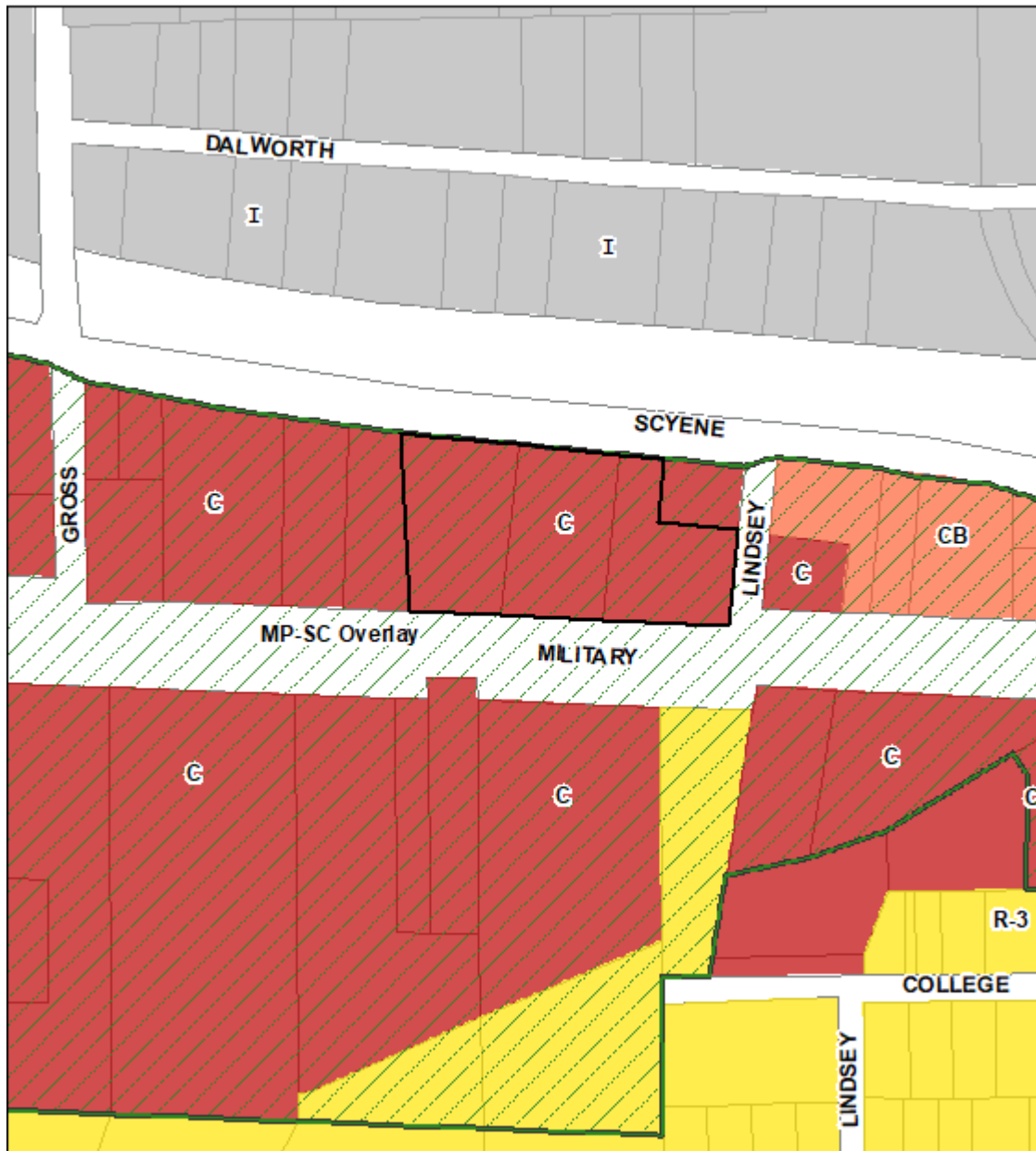
**ATTACHMENTS**

- 1 – Aerial Map
- 2 – Zoning Map
- 3 – Public Notification Map
- 4 – Application & Supporting Documents
- 5 – Concept Plan
- 6 – Site Photos
- 7 – Public Notice Response

## ATTACHMENT 1: AERIAL MAP



ATTACHMENT 2: ZONING MAP



ATTACHMENT 3: PUBLIC NOTIFICATION MAP



Request: A Conditional Use Permit to allow a bank with a drive-through.  
Applicant: Sean Neil on behalf of American National Bank  
Location: 917 Military Parkway

Legend

- Subject Property
- Noticed Properties





**ATTACHMENT 4: APPLICATION & SUPPORTING DOCUMENTS**



**CUP Submittal Letter of Intent**

To Whom It May Concern:

It is American National Banks intent or desire to add a independent drive thru canopy and drive lanes to the existing branch facility located at 917 Military Pkwy as shown on the attached site plan.

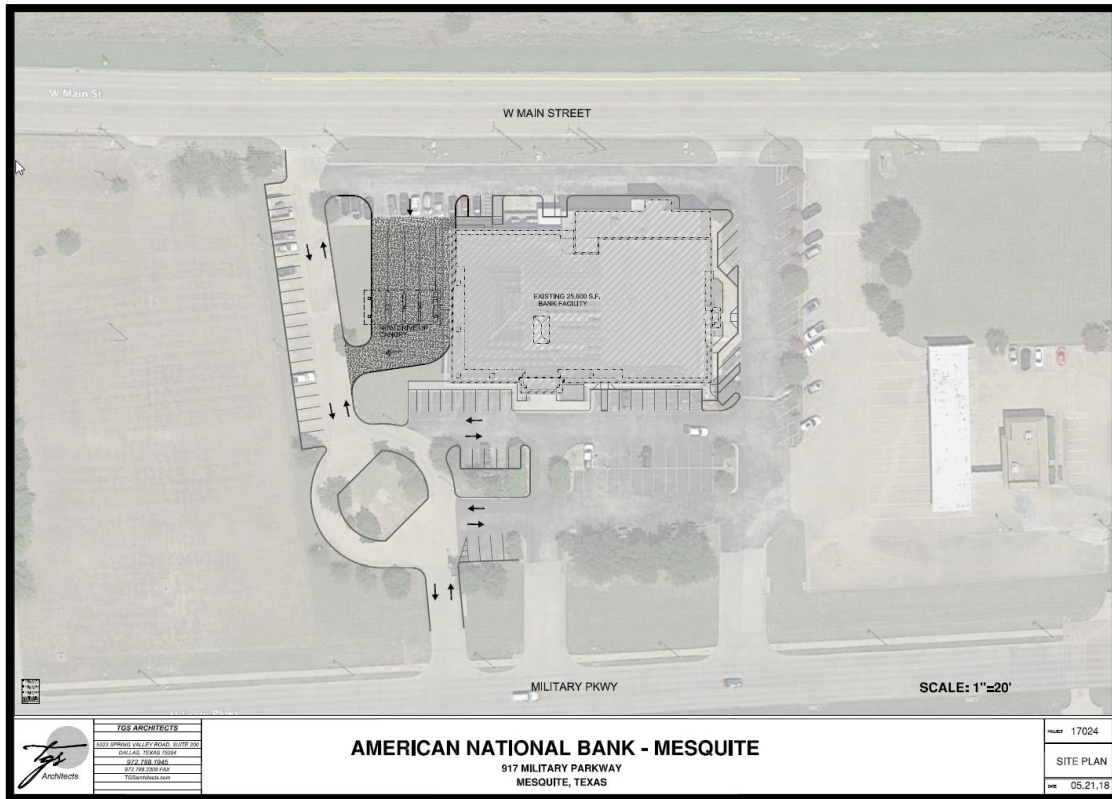
The proposed drive thru canopy is approximately 1,500 S.F. and consists of one night drop pass thru lane, one commercial lane, two express lanes and an ATM lane. The structure will be independent structurally from the existing building. The only element to connect to the existing building will be the overhead pneumatic tubes. The proposed look of the drive thru as shown in the attached submittal directly complements the look of the existing building using the same materials and design motif.

The goal of the bank in doing the new drive is to close down the independent motor bank facility next door. In the last 5 years the Banking industry has seen a substantial drop off in drive thru traffic. Large drive thru motor banks are a thing of the past and in closing the adjacent, separate Motor Bank service will ultimately be a improvement to the Bank and the City of Mesquite. We hope you take our proposal in high consideration; it is American National Banks desire not only to improve on this facility but also to improve the common wealth of the City of Mesquite.

Thank you!

Sean Neal  
Project Manager

**Attachment 5 – Concept Plan**





**ATTACHMENT 6: SITE PHOTOS**









### **Attachment 7 – Public Responses**



**CITY OF MESQUITE**  
**PLANNING AND ZONING COMMISSION**  
**NOTICE OF PUBLIC HEARING**

**LOCATION:** 917 Military Parkway  
(See attached map for reference)  
**FILE NUMBER:** Z0518-0037  
**APPLICANT:** Sean Neal, TGS Architects on behalf of American National Bank  
**REQUEST:** From: C, Commercial within the Military Parkway – Scyene Corridor (MP-SC) Overlay  
To: C, Commercial with a Conditional Use Permit within the MP-SC Overlay

The requested Zoning Change would allow a bank with a drive-through along with other uses allowed in the Commercial zoning district within the MP-SC Overlay. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

**LEGAL DESCRIPTION**

5 +/- acres in the Daniel S. Carver Survey, Abstract No. 342

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **June 25, 2018**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **July 16, 2018**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6343 or [glangford@cityofmesquite.com](mailto:glangford@cityofmesquite.com)

**REPLY FORM**

As a property owner within 200 feet of the property, you are urged to attend the public hearing to give your opinion on the zoning request. Any owner of property subject to a proposed rezoning or affected by the proposed rezoning may protest the rezoning by filing a written protest with Planning and Development Services. The protest must be received by 5 pm on **June 21st** to be included in the Planning and Zoning Commission packet and by 5 pm on **July 6th** to be included in the City Council packet. The protest shall object to the zoning map amendment and be signed by the owner of the property. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. This form should be returned to the Planning Division.

(Complete and return)

Do not write on the reverse side of this form.

**Zoning Case: Z0518-0037**

I am in favor of this request

Yes

Name (required)

Address (required)

Wayne Williams  
924 Military Pkwy  
Mesquite Tx 75149

I am opposed to this request

Reasons (optional):

Please respond by returning to: PLANNING DIVISION  
Garrett Langford  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137

**RECEIVED**  
**JUN 21 2018**  
**PLANNING AND ZONING**