

**ZONING CHANGE**

Case Coordinator: Michael McCauley

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**GENERAL PROJECT INFORMATION**

**SITE ZONING:** PD-05 for the (LR-2) Local Retail District

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	PD-05 for the (LR-2) Local Retail District	Retail (Walmart)
SOUTH	PD-05 for the (LR-2) Local Retail District	PGBT
EAST	PD-05 for the (LR-2) Local Retail District	Home Improvement Store (Lowes)
WEST	(FWY) Freeway District	Retail and Restaurant Uses

**REQUEST:** An amendment to PD-05 to change the site plan and allow a drive-up ATM with design standards

**PROPOSED USE:** ATM (drive-up)

**ACRES/LOTS:** Approximately 1,700 square foot area on the 22-acre Walmart site

**LOCATION:** 1213 E. Trinity Mills Road

**HISTORY:** PD-05 was established in 1969 and has been amended many times since its initial approval. The PD was amended in 1994 and prohibited many uses, including kiosks.

**COMPREHENSIVE PLAN:** High Intensity Commercial

**TRANSPORTATION PLAN:** This section of Trinity Mills Road is the service road for PGBT which is designated as a Controlled Access Highway.

**OWNER:** Walmart Real Estate Trust

**REPRESENTED BY:** Andrew Lucio / Flite Banking Centers, LLC

## **STAFF ANALYSIS**

### **PROPOSAL:**

The applicant is requesting approval of an amendment to PD-05 to change the site plan and allow a drive-up ATM with design standards.

### **ELEMENTS TO CONSIDER**

1. In 1994, PD-05 was amended via Ordinance 2032 to provide development regulations for Walmart. It further prohibited kiosks (which included ATMs) in the PD.
2. The applicant is proposing the drive-up ATM on an approximately 1,700 square foot space on the approximately 22-acre Walmart property.
3. The proposed ATM will not adversely impact the required parking as there is excess parking spaces available on site.
4. Some banks have closed their drive-through teller services where usage has been low in a broader effort to respond to customer behavior shifts using digital banking and ATMs.
5. The banking industry believes convenience is a major benefit to ATMs, including drive-up ATMs as they provide multiple conveniences to bank customers and makes other transactions normally conducted inside a bank possible from their vehicles.
6. When reviewing plans for an ATM, one of the criteria staff reviews for is to determine if there is a safe and efficient vehicular and pedestrian circulation system around the structure.

### **CONCLUSION:**

Staff believes the proposal provides a safe and efficient vehicular circulation around the proposed ATM and, therefore, considers the use and location appropriate for this site.