



Planning and Development Services

City Commission
Legistar Item No. 130118
PB-13-55 PDA
August 1, 2013

130118D

Area under petition consideration



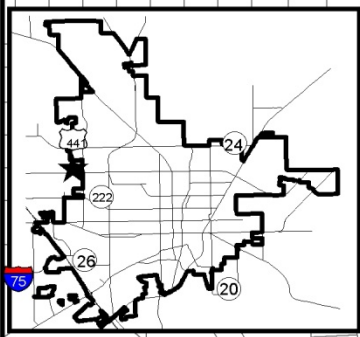
NW 51ST STREET

NW 48TH TERRACE

NW 39TH PLACE

NW 39TH AVENUE

NW 51ST STREET



- Petition requests amendment to Magnolia Parke PD to allow one additional drive-through lane in Pod “A” or Pod “B”.
- Financial institution to replace Schlotzsky’s Deli, which had one drive-through lane; they have an approved site plan to renovate building and make minor exterior changes.
- Financial institution requests one additional drive-through lane for their operations.
- Proposed amendment moderately alters existing site plan, but only within existing vehicle area.



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- The proposed changes to Ord. 960941 as amended by Ord. 980987 and Ord. 991285, Section 4, Condition 13 are as follows:
- “Only one drive-through facility with a maximum of two (2) drive-through lanes shall be permitted in Pod “A” ~~and~~ or “B” as identified on the PD **Layout Plan** and only used as an accessory use to a financial institution or an eating place. One additional drive-through shall be permitted on Pod “G” or “I” as identified on the PD Layout Plan and only used as an accessory use to a financial institution or eating place.

- If a drive-through is located on Pod “I”, it shall be developed in conformance with the design and layout standards of the TCEA, Land Development Code, or other transportation mitigation program then in effect at the time of development plan review, for drive-throughs ~~until such time that it is included in the TCEA~~. If a drive-through is located on Pod “G”, it shall adhere to the design and layout standards of the TCEA, Land Development Code, or other transportation mitigation program then in effect at the time of development plan review for drive-throughs. Direct access to the drive-through is not permitted from N.W. 39th Avenue. The facility shall be designed to gain access internally from the Magnolia Park development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the development that will have the least conflict with pedestrian and bicycle travel routes.”

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- Proposed changes to Table 2-5 in the PD report:
 - Only one drive-through facility with a maximum of two (2) drive-through lanes shall be permitted in Pod “A” or “B” as identified on the PD Layout Plan and only in association with financial institutions or eating places.

STAFF RECOMMENDATION:

APPROVE

Petition PB-13-55 PDA