

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 07/01/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Consideration and possible action regarding a request for a special use permit for a financial facility with two drive-through lanes and a dedicated lane for a drive up ATM at 19940 Eva Street (legal description: S725900 - Montgomery First, BLOCK 1, RES C-1, ACRES 1.1681)

Discussion

19940 Eva Street is located in the B-Commercial Zoning District.

The B-Commercial zoning district is designated for a wide range of business uses within enclosed areas as well as the other uses provided for in the zoning code (Sec. 98-178).

The proposed use in the development of the property is a financial facility with two two drive-through lanes and a dedicated lane for a drive up ATM.

References:

Zoning Code Sections 98-1, 98-27, 98-88, 98-179, 98-286
2020 Comprehensive Plan

Section 98-88(a), which outlines the table of permitted and special uses, does not specifically list a financial institution with drive-through or drive-up services as a permitted use.

Section 98-88(b): *Any use not specifically permitted in this table or in the use regulations of each district set out below shall require a Special Use Permit (see Section 98-27, Special Use Permits)."*

While it's not specifically listed, there are two permitted uses in the table that may be considered most similar in nature to a financial institution: **"Offices (professional)"** and **"Loan office."** However, because a financial institution with drive-through or drive-up services is not specifically identified, it would, require a Special Use Permit in accordance with Section 98-88(b).

Please note that the drive-through and drive-up services are **accessory** to the principal use of the financial institution. According to the definition of "Accessory Use" in **Section 98-1**, these services are subordinate to or customarily incidental to and located on the same lot occupied by the principal use. Therefore, including these services within the scope of this Special Use Permit is consistent with the intent of the zoning ordinance.

Findings:

Effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood:

According to the 2020 Comprehensive Plan, Chapter 3 Land Use Planning, Development Recommendations indicates promoting infill. Infill development encourages a more efficient investment in infrastructure because it encourages growth where there is existing infrastructure. This finding is met.

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While the Comprehensive Plan doesn't specifically address the need for financial institutions within the city, the proposed bank aligns with the Plan's broader goals in promoting economic viability and supporting a diverse commercial base. As a use that would serve local residents and nearby communities, it complements the character and development pattern of the commercial district by enhancing access to essential financial services.

The layout of the bank's drive-through lanes and drive-up ATM appears to indicate that vehicle stacking is contained within the property, with no encroachment into the public right-of-way. Internal circulation appears to support safe vehicle maneuvering pedestrian walkability for customer site safety.

Please note: Final confirmation of stacking capacity, circulation patterns, and pedestrian safety will be subject to detailed evaluation during the formal engineering review process.

Recommendation

Based on the findings, staff recommends that the Commission approve the request for a Special Use Permit for the development of a financial facility featuring two drive-through lanes and a dedicated drive-up ATM lane, located at 19940 Eva Street.

Approved By

City Secretary & Director of Administrative Services	Ruby Beaven	Date: 06/27/2025
City Administrator	Brent Walker	Date: 06/27/2025