

FILE NUMBER: Z223-297(GB) **DATE FILED:** July 12, 2023
LOCATION: Southwest corner of Oak Lawn Avenue and Avondale Avenue
COUNCIL DISTRICT: 14
SIZE OF REQUEST: Approx. 0.8236 **CENSUS TRACT:** 48113000606

APPLICANT: Jack Lee, Advancial FCU

OWNER: John Callahan

REPRESENTATIVE: Jim Gahl

REQUEST: An application for a Specific Use Permit for a bank or savings and loan office with a drive-through on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow a bank or savings and loan office to use a drive-through window in the existing building.

CPC RECOMMENDATION: Approval for a seven-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with a bank or savings and loan office.
- The structure was constructed in 2006 and it is approximately 4,121 square feet.
- The property is currently zoned Planned Development No. 193 with a base zone of General Retail (GR).
- Specific use permits are required in Planned Development No. 193 with a base zone of General Retail (GR) to allow a bank or savings and loan office to use a drive-through window in the existing building.
- The proposed drive-through would operate between 8:00 a.m. and 6:00 p.m., Monday through Friday and Saturday 8:00 a.m. and 1:00 p.m.

Zoning History:

There have not been any zoning cases in the area in the last five years.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|----------------------------|--------------------|----------------------|
| Oak Lawn Avenue | Principal Arterial | 80 feet Bike Plan |
| Avondale Avenue | Minor Arterial | 80 feet |

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Land Use:

| | Zoning | Land Use |
|--------------|--|----------------------------|
| Site | GR General Retail Subdistrict within PD No. 193 | Bank, Savings, Loan office |
| North | Planned Development Subdistrict 3 within Planned Development No. 193 | Personal Service |
| South | GR General Retail Subdistrict within PD No.193 | Retail |
| East | Light Commercial Subdistrict within Planned Development No. 193 (LC) | Retail |
| West | P Parking Subdistrict within PD No. 193 | Office |

Land Use Compatibility:

To the north of the site is personal service, to the south of the site is retail, to the east of the site is retail and to the west of the site is office. Staff finds the applicant’s proposal compatible with these surrounding uses.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city. The applicant’s request meets the criteria for a specific use permit.

Staff supports the request because the proposed use will complement the surrounding uses and promote the welfare of the area of request and adjacent properties. The structure was constructed in 2006 and the proposed conditions limit the operations of the property. Because of this, staff supports the ten-year period for the specific use permit with eligibility for automatic renewals.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

The existing building is 4,034 square feet. Pursuant to Planned Development No.193, the off-street parking requirement for a bank or savings and loan office with a drive-through is one space per 366 square feet of floor area. For 4,034 square feet of floor area, this equates to 11 required parking spaces. As demonstrated on the site plan, the applicant will provide 20 spaces for this use.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is in "D" MVA cluster.

Z223-297(GB)

List of Officers

Owner: CDC-Oaklawn LP

Alamito LLC - General Partner

Tenant: Advancial Federal Credit Union
Brent Sheffield

Andrew Tomalin
Executive Vice President & Chief Financial Officer

Larry Burwell
Chief Information Officer

Deborah Griesbach
Chief Marketing Officer

Gloria Sutton
Assistant Vice President - Project Administration

CPC RECOMMENDED SUP Conditions

1. USE: The only use authorized is a bank or savings and loan office to use a drive-through window
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC RECOMMENDATION

- | |
|--|
| 3. <u>TIME LIMIT</u> : his specific use permit expires on (seven years from the passage of this ordinance) |
|--|

STAFF RECOMMENDATION

- | |
|--|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on (ten years from the passage of this ordinance) but is eligible for automatic renewal for additional ten-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.) |
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4. LANDSCAPING: Landscaping will be shown on the attached site plan prior to the issuance of a certificate of occupancy for a bank or savings and loan office to use a drive-through window.
5. HOURS OF OPERATION: Monday-Friday 8:00AM-6:00PM and Saturday 8:00AM-1:00PM.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

CPC RECOMMENDED SITE PLAN

| PROJECT INFORMATION | |
|---|--|
| PROJECT ESTIMATE: THIS IS A PRELIMINARY SITE PLAN FOR THE PROPOSED ADVANCIAL FEDERAL CREDIT UNION OAK LAWN BRANCH. THE EXACT LOCATION OF THE PROPOSED BUILDING AND SITE WORK SHALL BE DETERMINED BY THE ARCHITECT AND ENGINEER. | |
| ADDRESS: 3927 OAK LAWN AVENUE DALLAS, TEXAS 75219 | |
| SCOPE OF WORK: DESIGN AND PREPARE ALL NECESSARY PERMITS, PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS FOR THE PROPOSED BUILDING AND SITE WORK. | |
| BUILDING AREAS: TOTAL BUILDING AREA: 4,038 S.F. TOTAL SITE AREA: 2.00 ACRES | |
| SITE PARAMETERS: ZONING: COMMERCIAL SUBDIVISION: 4038 S.F. LANSING CORNER: 120' X 120' LANSING CORNER: 120' X 120' LANSING CORNER: 120' X 120' LANSING CORNER: 120' X 120' | |

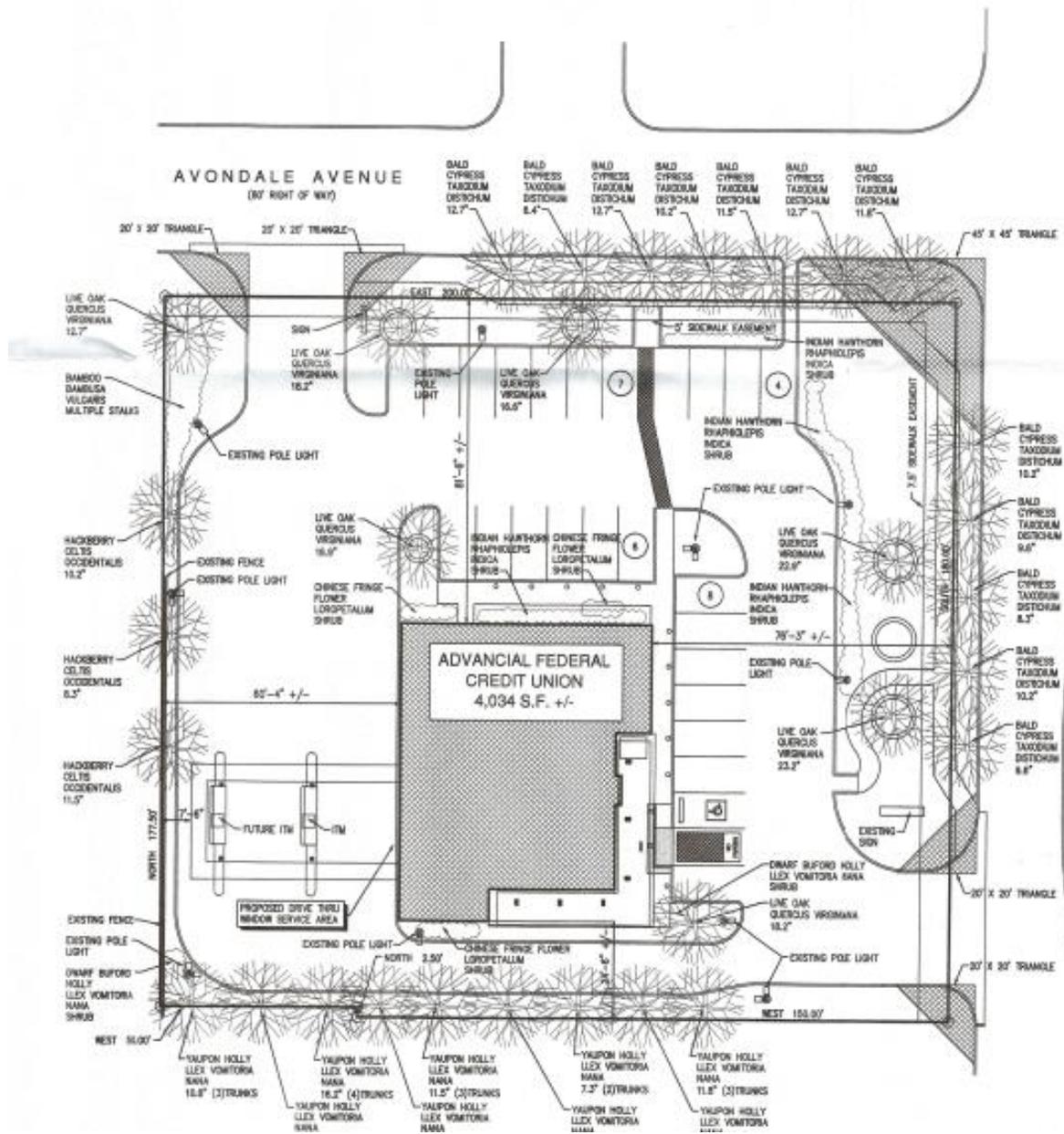
VICINITY MAP

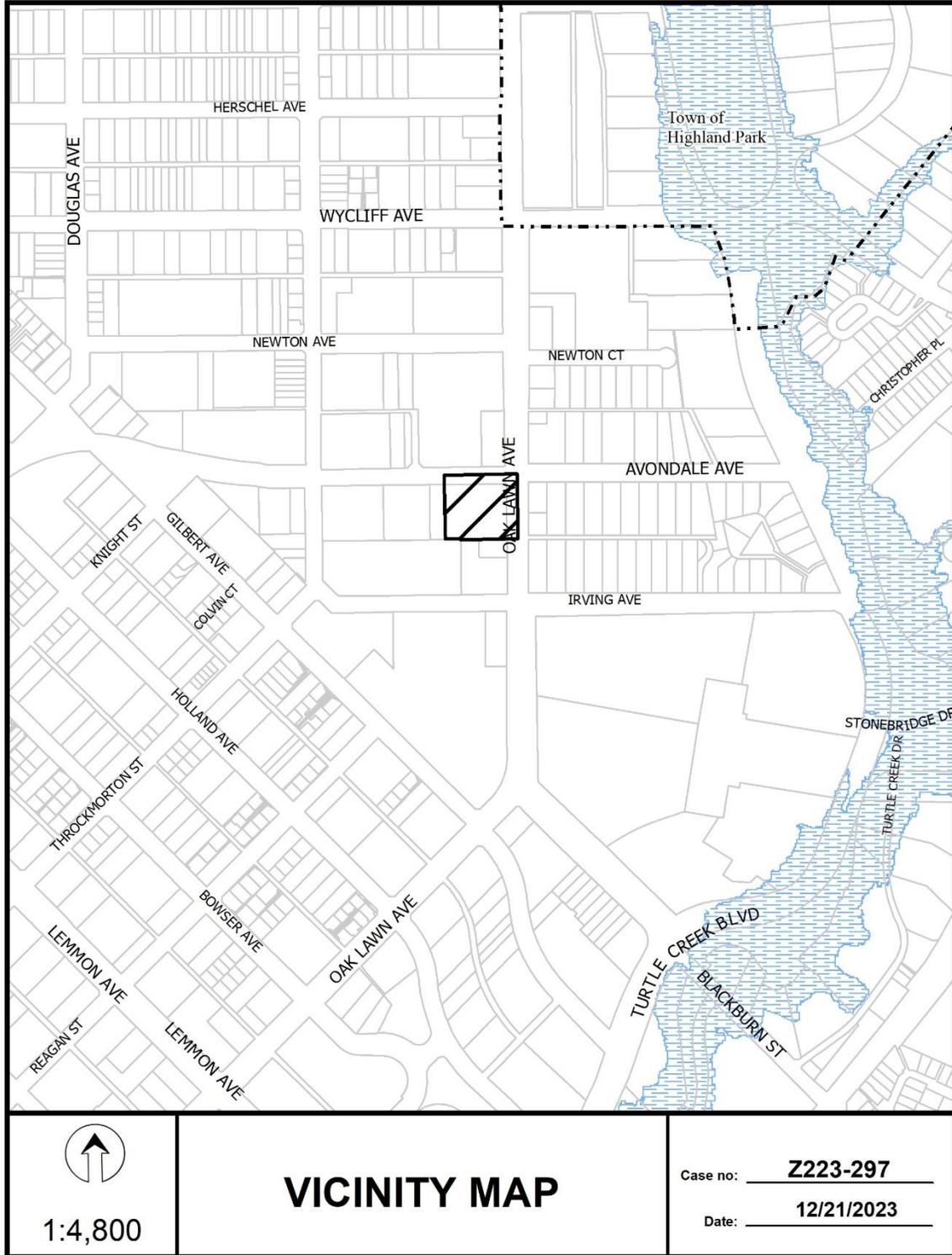
SITE PLAN

**ADVANCIAL
FEDERAL CREDIT UNION
OAK LAWN BRANCH**

3927 OAK LAWN AVENUE, DALLAS, TEXAS 75219

CPC RECOMMENDED SITE PLAN (enlarged)

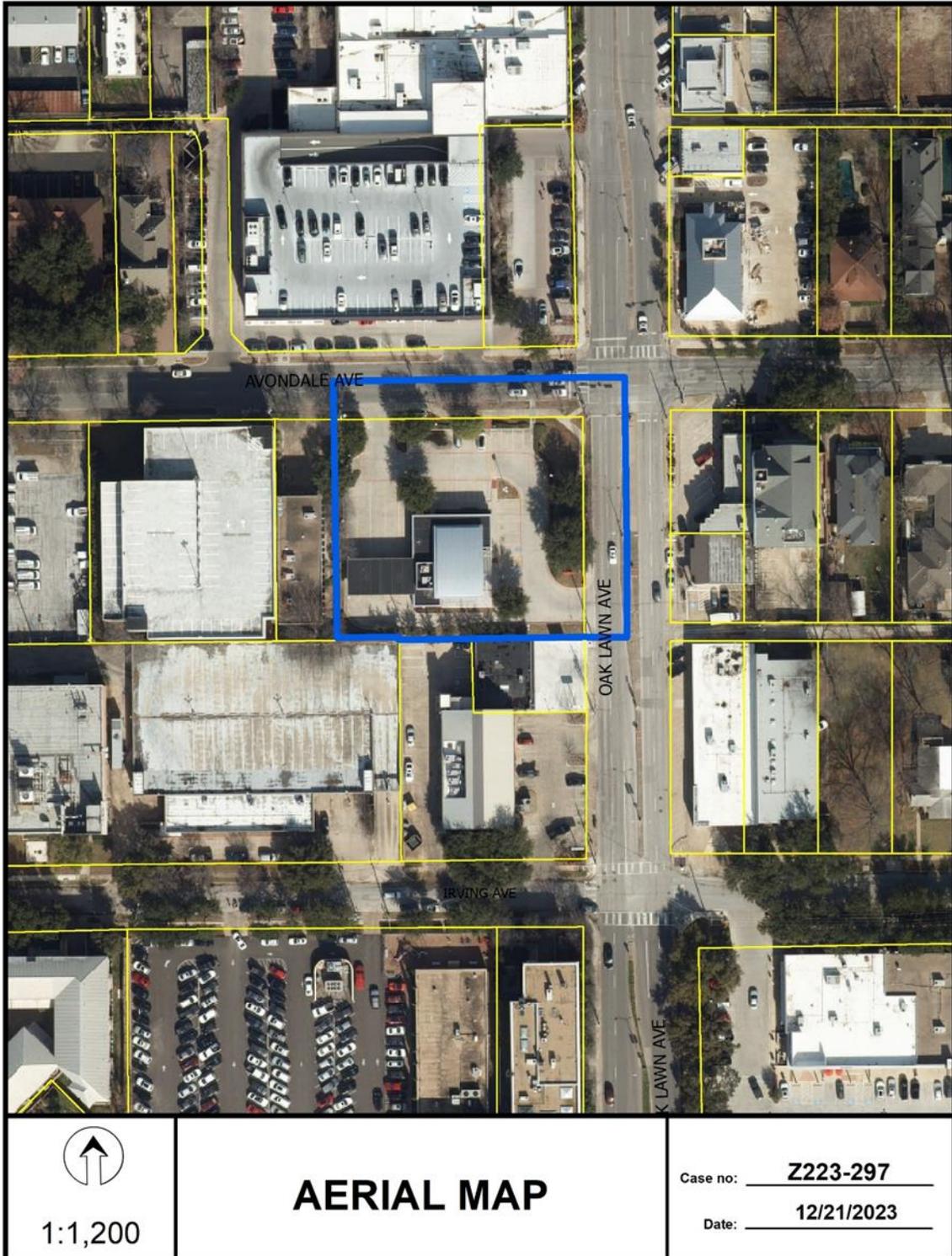


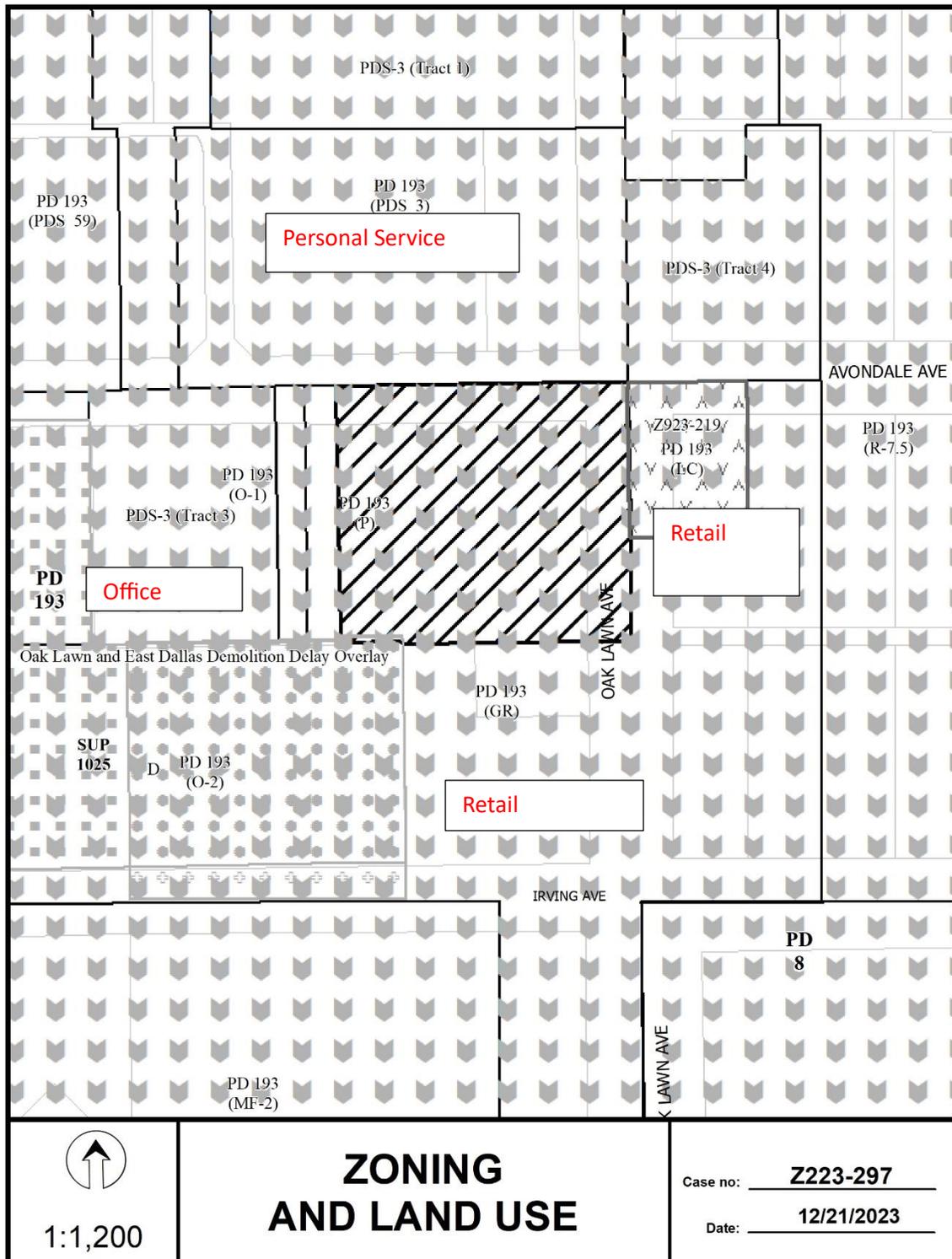


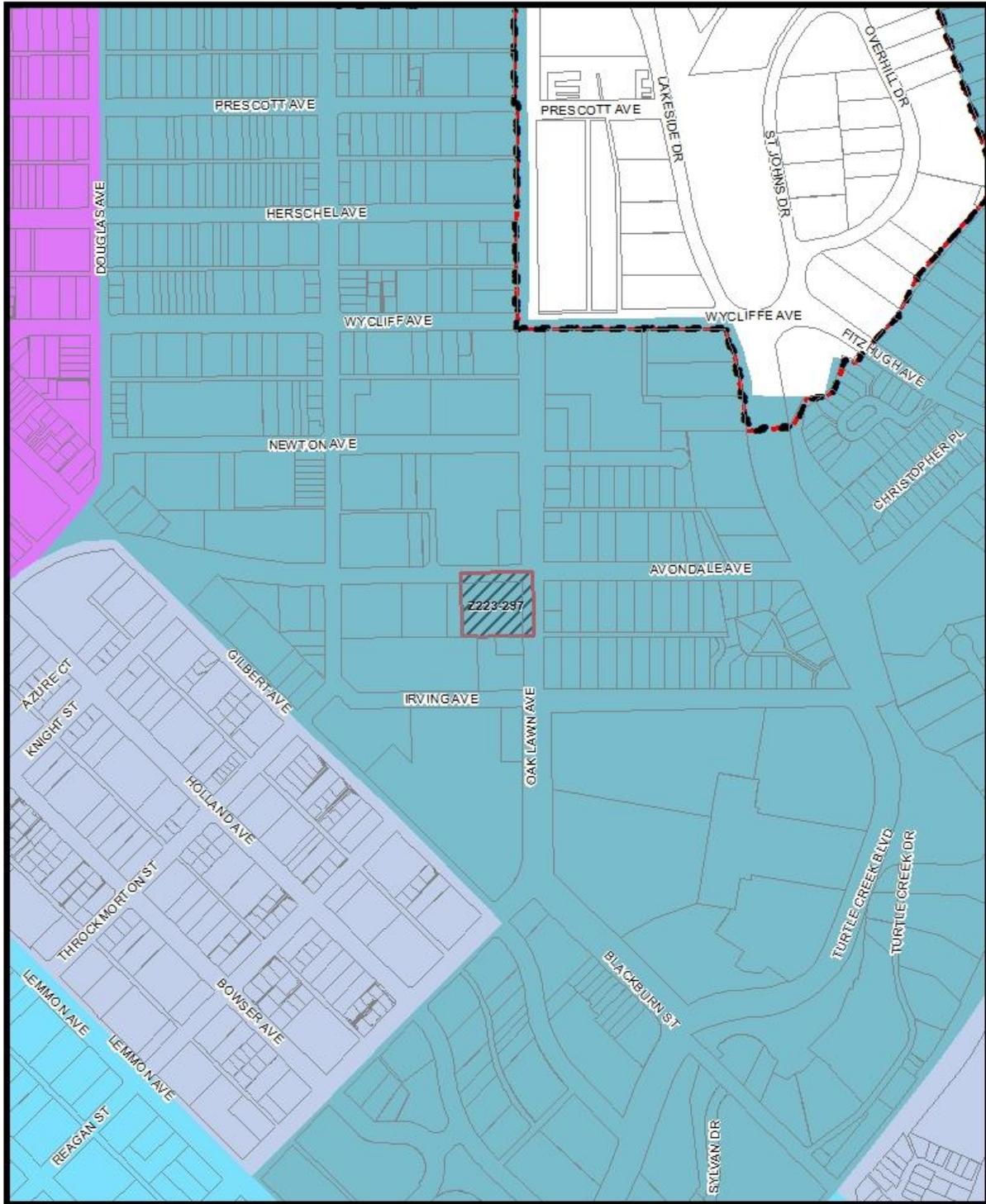
1:4,800

VICINITY MAP

Case no: Z223-297
Date: 12/21/2023





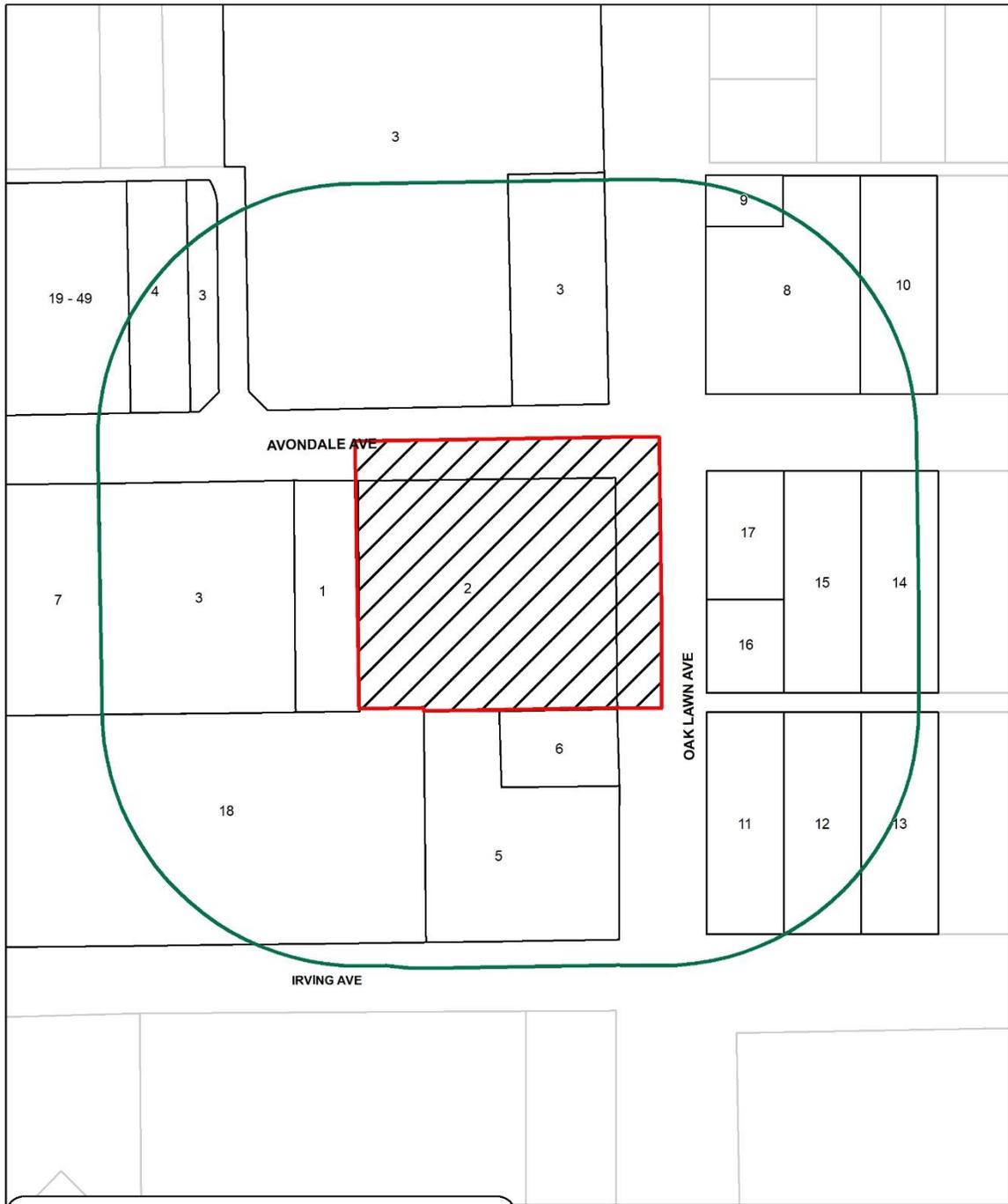


Market Value Analysis A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 12/21/2023



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|------------------|---------------------------------------|
| <u>49</u> | Property Owners Notified (22 parcels) |
| <u>0</u> | Replies in Favor (0 parcels) |
| <u>0</u> | Replies in Opposition (0 parcels) |
| <u>200'</u> | Area of Notification |
| <u>1/18/2024</u> | Date |

Z223-297
CPC



1:1,200

Reply List of Property Owners

Z223-297

49 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

| Reply | Label # | Address | Owner |
|--------------|----------------|-------------------|---------------------------------------|
| | 1 | 4230 AVONDALE AVE | FILLMORE ENTERPRISES AVONDALE |
| | 2 | 3927 OAK LAWN AVE | CDC OAKLAWN LP |
| | 3 | 4003 OAK LAWN AVE | MIRAMAR OAK LAWN INVESTORS LLC |
| | 4 | 4221 AVONDALE AVE | KORN ANDREW R & |
| | 5 | 3905 OAK LAWN AVE | OAKLAWN P & J LLC |
| | 6 | 3911 OAK LAWN AVE | ESMAILI ENTERPRISE LLC |
| | 7 | 4202 AVONDALE AVE | SOUTHWESTERN BELL |
| | 8 | 4002 OAK LAWN AVE | Taxpayer at |
| | 9 | 4012 OAK LAWN AVE | 4012 OAK LAWN LP |
| | 10 | 4313 AVONDALE AVE | AQUABLU DEVELOPMENT LLC |
| | 11 | 3900 OAK LAWN AVE | MESSINA HOOPER FAMILY ENTERPRISES LTD |
| | 12 | 4309 IRVING AVE | IA IRVING AVENUE INVESTORS LLC |
| | 13 | 4313 IRVING AVE | IA IRVING AVENUE INVESTORS LLC |
| | 14 | 4312 AVONDALE AVE | MAHTANI NIKHILESH R |
| | 15 | 4308 AVONDALE AVE | GIBRALTAR CT LLC |
| | 16 | 3920 OAK LAWN AVE | BLUE PEAS LLC |
| | 17 | 3926 OAK LAWN AVE | GREY CORNELIA O EST ET AL |
| | 18 | 4211 IRVING AVE | CRESCENT TURTLE CREEK LLC |
| | 19 | 4203 AVONDALE AVE | BESSON STEPHANE |
| | 20 | 4203 AVONDALE AVE | THOMAS BERNADETA LINDA |
| | 21 | 4205 AVONDALE AVE | SAF PROPERTIES LLC |
| | 22 | 4205 AVONDALE AVE | POSEY CHARLES A |
| | 23 | 4207 AVONDALE AVE | TODD ANTHONY H |
| | 24 | 4207 AVONDALE AVE | SMALL RICHARD & MARGARET |
| | 25 | 4203 AVONDALE AVE | FERNANDEZ CHRISTIAN & |
| | 26 | 4203 AVONDALE AVE | BRYAN NANCY D |

01/17/2024

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|----------------|-----------------------|
| 27 | 4205 | AVONDALE AVE | NGUYEN AIDEN |
| 28 | 4205 | AVONDALE AVE | WILLIAMS NICHOLAS |
| 29 | 4207 | AVONDALE AVE | MR TIGEN LLC |
| 30 | 4207 | AVONDALE AVE | COWAN DONALD KING |
| 31 | 4209 | AVONDALE AVE | FORDHAM WADE E JR |
| 32 | 4209 | AVONDALE AVE | TUSSY MARSHA SUE |
| 33 | 4209 | AVONDALE AVE | BLISS NANCY L |
| 34 | 4209 | AVONDALE AVE | WELDELIBANOS FILMON & |
| 35 | 4211 | AVONDALE AVE | MCLAUGHLIN WHITNEY |
| 36 | 4211 | AVONDALE AVE | NKWOCHA MICHAEL |
| 37 | 4215 | AVONDALE AVE | VILLALOBOS EMMA |
| 38 | 4215 | AVONDALE AVE | COOLEY NOEL |
| 39 | 4217 | AVONDALE AVE | FREEDMAN MARK ALAN |
| 40 | 4217 | AVONDALE AVE | LY VAN T |
| 41 | 4217 | AVONDALE AVE | TREACHER ALEX HENRY & |
| 42 | 4219 | AVONDALE AVE | BOLLMAN MARY |
| 43 | 4219 | AVONDALE AVE | PJETROVIC SANELA & |
| 44 | 4215 | AVONDALE AVE | BEAUCHAMP TIMOTHY |
| 45 | 4215 | AVONDALE AVE | LYTLE CHARLES W |
| 46 | 4217 | AVONDALE AVE | KIEHL CARRIE |
| 47 | 4217 | AVONDALE AVE | TRUMBULL WALTER H |
| 48 | 4219 | AVONDALE AVE | WADDINGHAM MONIQUE A |
| 49 | 4219 | AVONDALE AVE | DANG KHA TUAN L |