
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.

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.

List of Officers

Z223-297(GB)

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

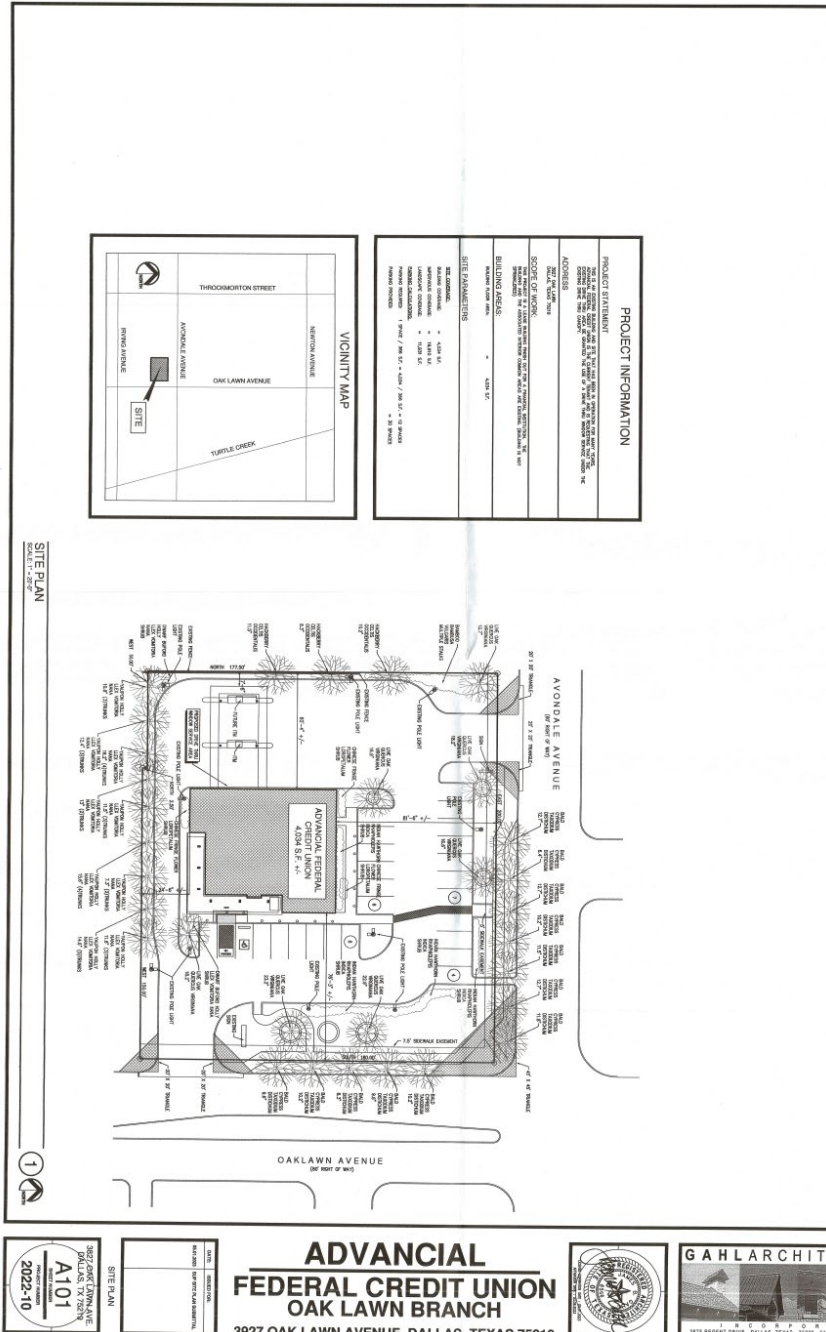
Deborah Griesbach
Chief Marketing Officer

Gloria Sutton
Assistant Vice President - Project Administration

Proposed 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.
3. TIME LIMIT: 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.)
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.

PROPOSED SITE PLAN



PROJECT INFORMATION

PROJECT ESTIMATE	
PROJECT NO. 2022-10 DATE: 08/15/2022 PROJECT LOCATION: 3927 OAK LAWN AVENUE, DALLAS, TEXAS 75219	
ADDRESS	
3927 OAK LAWN AVENUE, DALLAS, TEXAS 75219	
SCOPE OF WORK	
PRELIMINARY SITE PLAN PRELIMINARY UTILITY PLAN PRELIMINARY TRAFFIC PLAN PRELIMINARY LANDSCAPE PLAN PRELIMINARY SIGNAGE PLAN	
BUILDING AREAS	
MAIN FLOOR: 4,038 S.F. SECOND FLOOR: 4,038 S.F. TOTAL: 8,076 S.F.	TOTAL: 8,076 S.F.
SITE PARAMETERS	
TOTAL AREA: 1.00 AC. TOTAL LOT AREA: 1.00 AC. TOTAL COVERED AREA: 8,076 S.F. TOTAL UNCOVERED AREA: 1,000 S.F.	TOTAL: 9,076 S.F.

VICINITY MAP



SITE PLAN

3927 OAK LAWN AVENUE
A101
 PROJECT NUMBER
 2022-10

DATE:	08/15/2022
BY:	J. G. GARDNER
CHECKED BY:	J. G. GARDNER
SCALE:	AS SHOWN

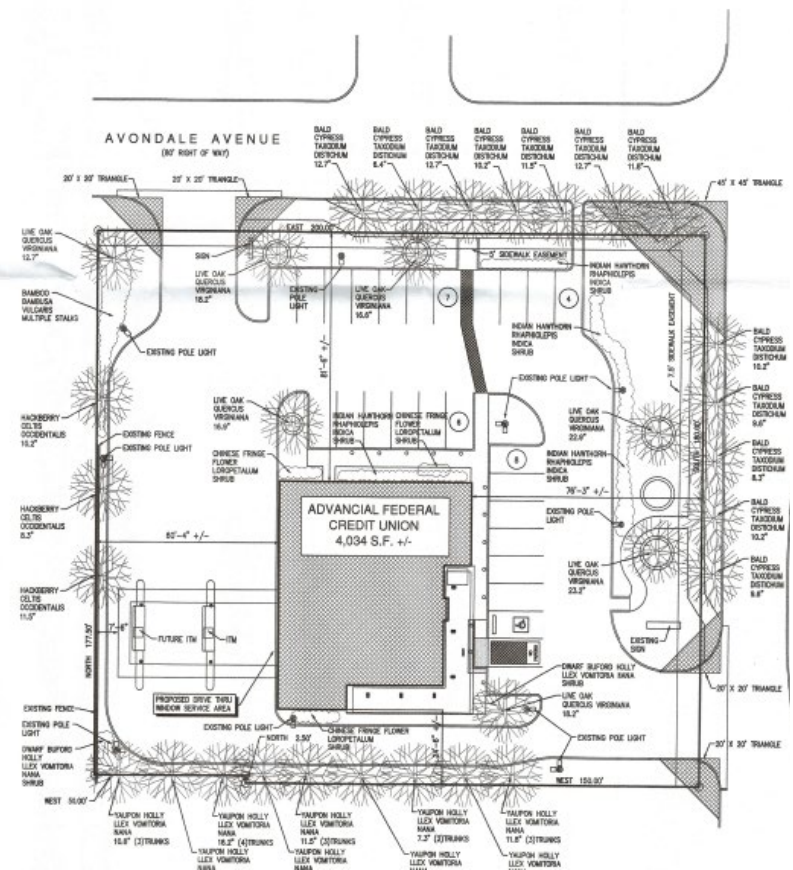
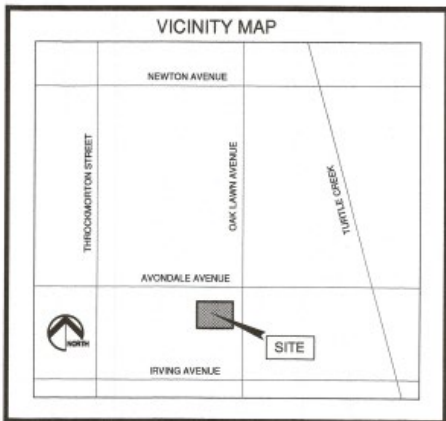
ADVANCIAL
FEDERAL CREDIT UNION
OAK LAWN BRANCH
 3927 OAK LAWN AVENUE, DALLAS, TEXAS 75219

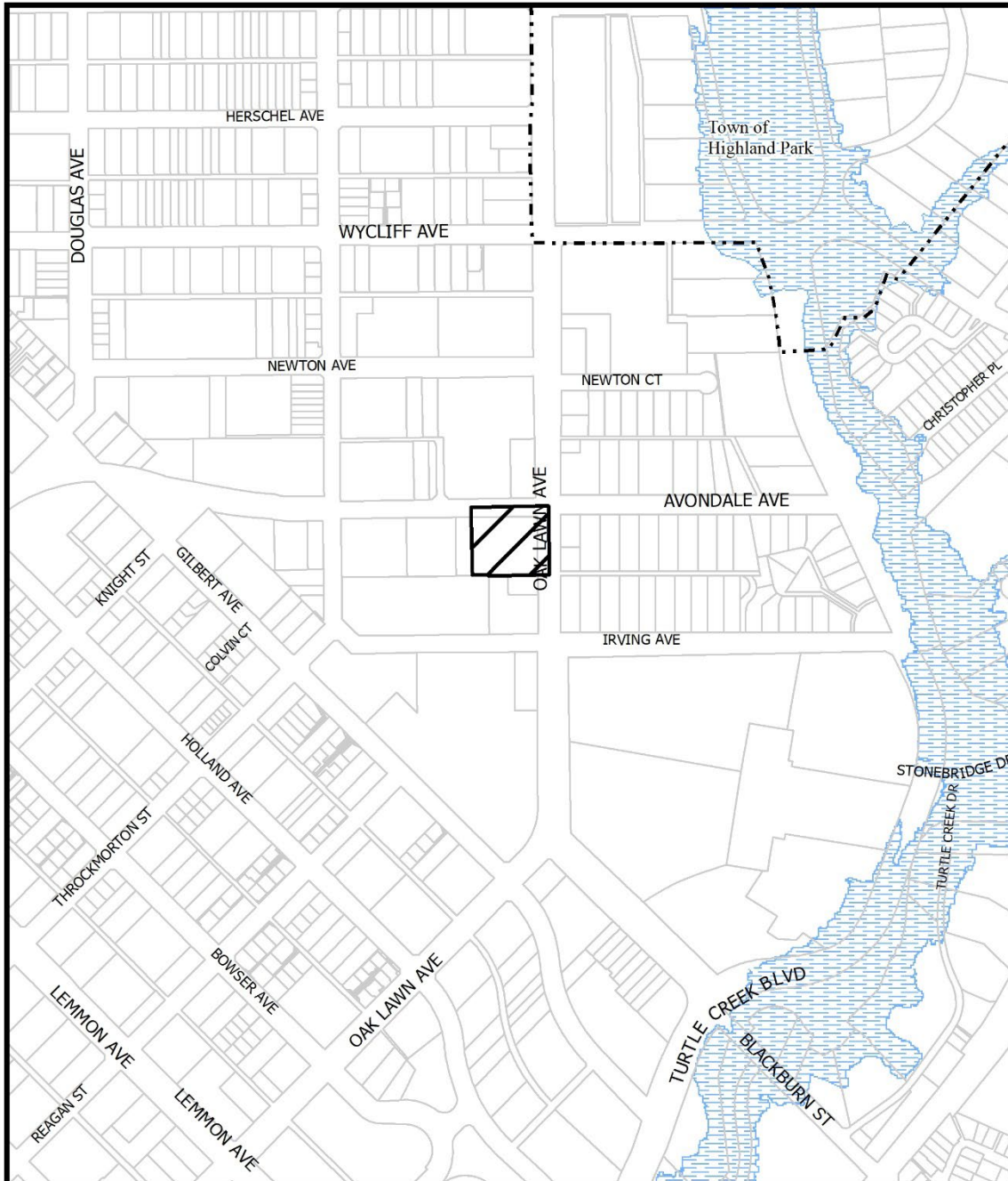


GAHL ARCHITECTURE
 1075 ROBERT DRIVE, DALLAS, TEXAS 75208, FAX: 214-343-1111

PROPOSED SITE PLAN

PROJECT INFORMATION	
PROJECT STATEMENT	
THIS IS AN EXISTING BUILDING AND SITE THAT HAS BEEN IN OPERATION FOR MANY YEARS. ADVANCIAL FEDERAL CREDIT UNION IS THE CURRENT TENANT AND IS REQUESTING THAT THE EXISTING DRIVE THRU AREA BE GRANTED THE USE OF A DRIVE THRU WINDOW SERVICE UNDER THE EXISTING DRIVE THRU CANOPY.	
ADDRESS	
3527 OAK LAWN DALLAS, TEXAS 75219	
SCOPE OF WORK:	
THIS PROJECT IS A LEASE BUILDING PREREQ FOR A FINANCIAL INSTITUTION. THE BUILDING AND THE ASSOCIATED INTERIOR COMMON AREAS ARE EXISTING. BUILDING IS NOT SPRINKLERED.	
BUILDING AREAS:	
BUILDING FLOOR AREA	= 4,034 S.F.
SITE PARAMETERS	
SITE COVERAGE:	
BUILDING COVERAGE	= 4,034 S.F.
IMPROVEMENT COVERAGE	= 18,810 S.F.
LANDSCAPE COVERAGE	= 11,621 S.F.
PARKING CALCULATIONS:	
PARKING REQUIRED: 1 SPACE / 300 S.F. = 4,034 / 300 S.F. = 12 SPACES	
PARKING PROVIDED:	= 30 SPACES



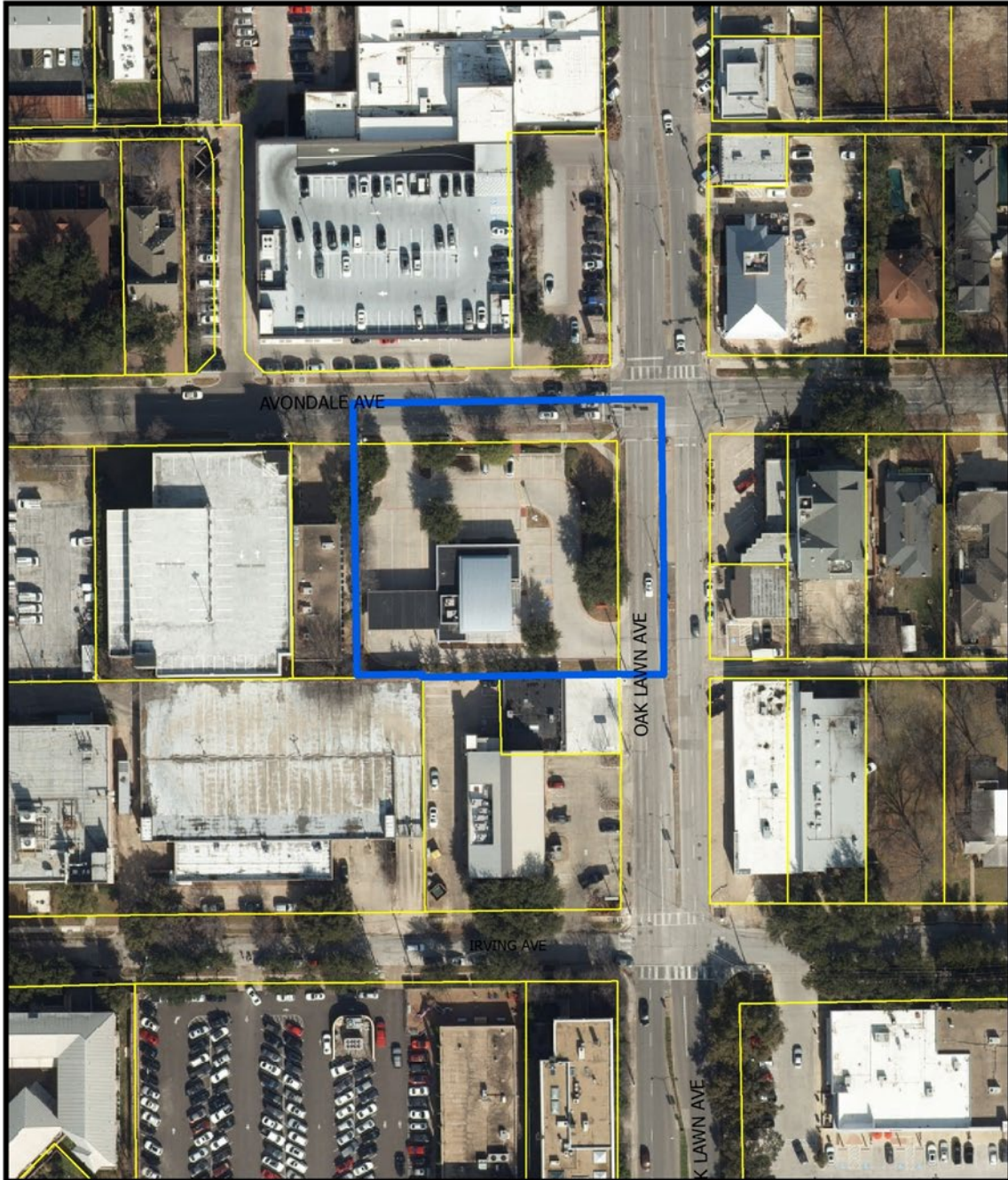


1:4,800

VICINITY MAP

Case no: Z223-297

Date: 12/21/2023

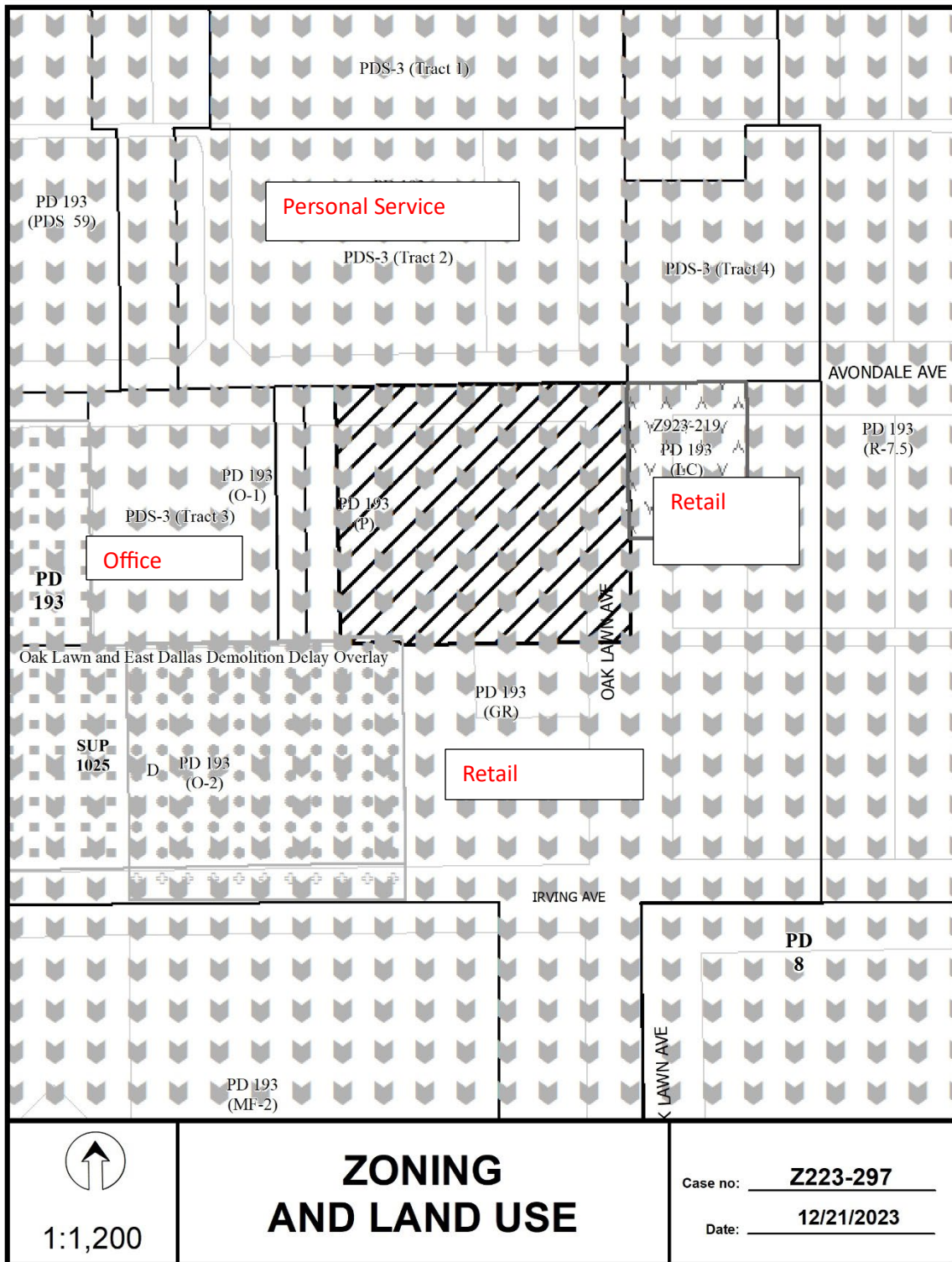


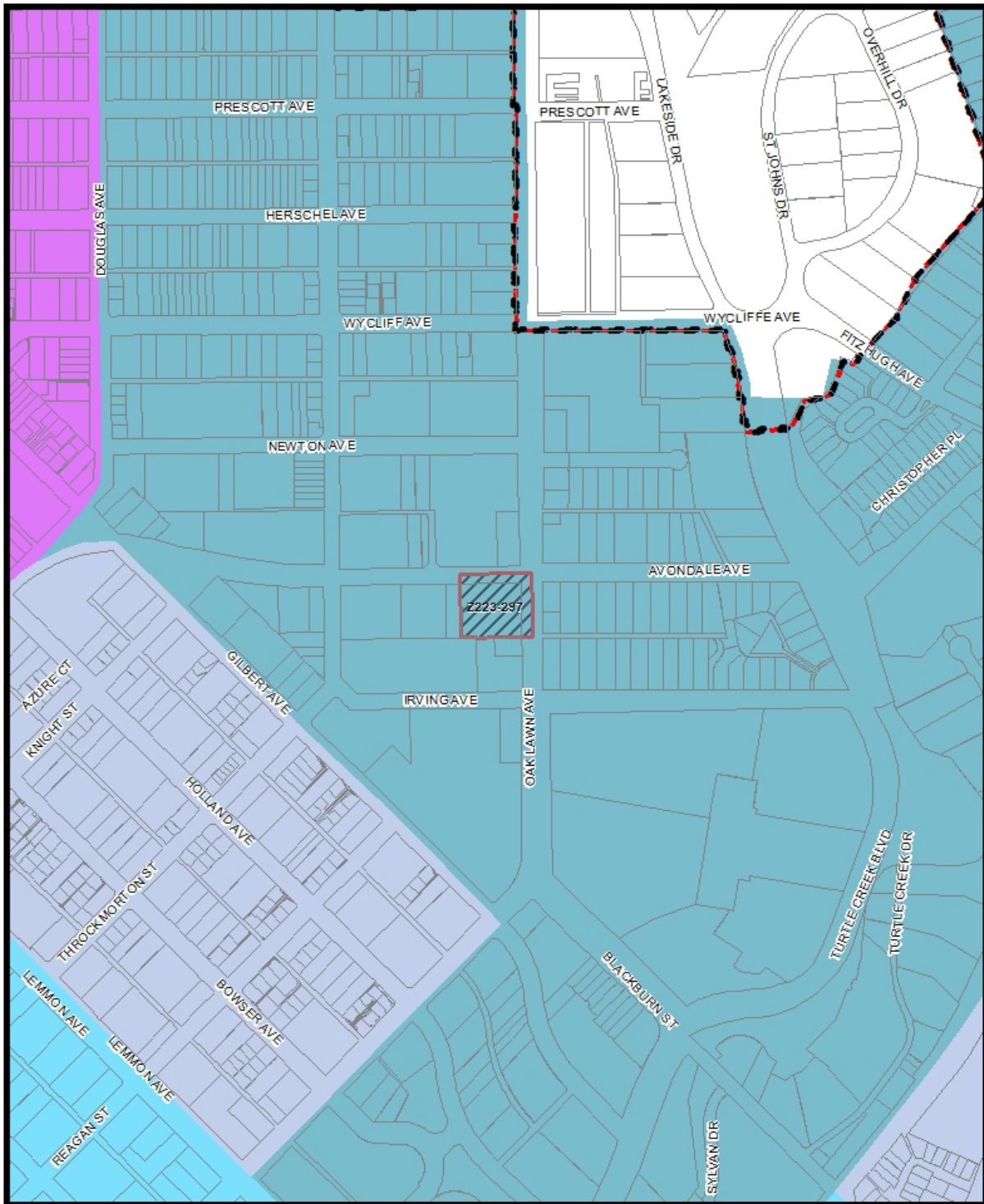
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AERIAL MAP

Case no: Z223-297

Date: 12/21/2023



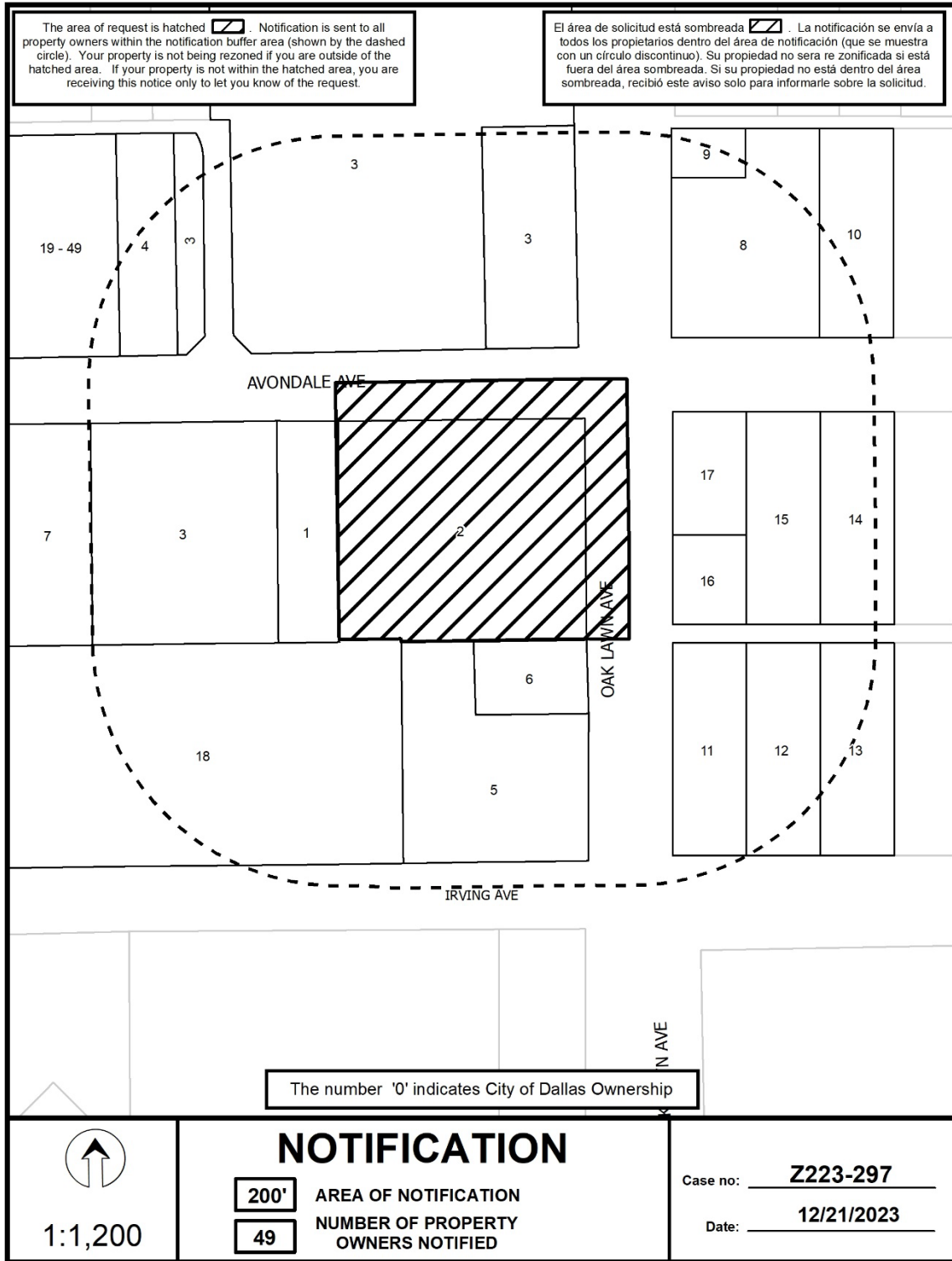


Market Value Analysis A B C D E F G H I NA

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Market Value Analysis

Printed Date: 12/21/2023



Notification List of Property Owners

Z223-297

49 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
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

12/21/2023

Label #	Address	Owner
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