

FILE NUMBER: Z189-358(PD)

DATE FILED: March 4, 2013

LOCATION: Bounded by Cedar Springs Road, Fairmount Street and Howell Street

COUNCIL DISTRICT: 14

MAPSCO: 45 F

SIZE OF REQUEST: ±0.5208 acres

CENSUS TRACT: 0018.00

REPRESENTATIVE: Kendra Larach, Masterplan

APPLICANT/OWNER: Greenway Maple LP

REQUEST: An application for a Specific Use Permit for a bank or savings and loan office with a drive-in window use 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 an existing bank [Veritex Bank] to utilize existing stacking lanes and drive-in windows (i.e., a teller window, a teller station, and an unmanned transaction station).

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

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

BACKGROUND INFORMATION:

- The ±0.52-acre request site is developed with a ±2,944-square foot bank [Veritex Bank] which was constructed in 2007.
- A bank or saving and loan office is permitted by right in the GR General Retail Subdistrict but requires a Specific Use Permit if the use includes drive-in window service.
- On April 25, 2007, SUP No. 1660 for a bank or savings and loan office with a drive-in window [Wachovia Bank] was approved for a ten-year period on the subject site. The SUP expired on April 25, 2017.
- Internal records show a Certificate of Occupancy was issued for the current operator [Veritex Bank] on June 18, 2019.

Zoning History: There has been one recent zoning request in the vicinity within the last five years.

1. **Z167-266:** On May 10, 2017, the City Council approved Planned Development Subdistrict No. 131 for GR General Retail uses within Planned Development District No. 193, the Oak Lawn Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Cedar Springs	Principal Arterial	Variable width
Howell Street	Collector	60 feet
Fairmount Street	Collector	60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed request will not significantly impact the surrounding roadway system.

COMPREHENSIVE PLAN:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluation the applicant's request. The request complies with the following goals and policies.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other

Area Plan:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

The above referenced objectives do not apply since the use is existing. Additionally, the drive-in windows and stacking lanes exist.

STAFF ANALYSIS:

Surrounding Land Use:

	Subdistricts in PDD No. 193	Land Use
Site	GR Subdistrict	Bank w/o drive-in window
East	GR Subdistrict	Office
West	PDS 149	Office, Restaurant
South	PDD No. 9, HC Subdistrict	Bank & Office
North	GR Subdistrict, PDS No. 120	Office

Land Use Compatibility:

The ±0.52-acre request site is developed with a ±2,944-square foot bank with drive-in window use constructed in 2007. The applicant intends to continue operation of the site with a bank with drive-in window use. Previously, SUP No. 1660 existed on the site allowing the requested use; however, the SUP expired on April 25, 2017. The applicant is a new tenant [Vertex Bank] requesting to operate the bank use within the same capacity as previously operated.

The request site is surrounded by office uses to the east, north and south with additional office and a restaurant uses to the west.

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 proposal is considered compatible with the existing development pattern of the area; therefore, staff recommends approval for a for a five-year period with eligibility for automatic renewal for additional ten-year periods; subject to a site plan and conditions.

Landscaping:

Landscaping must be provided in accordance the GR General Retail Subdistrict landscaping requirements of PDD No. 193, the Oak Lawn Special Purpose District.

Parking:

Pursuant to PDD No. 193, bank or saving and loan office with a drive-in window requires one (1) space per 366 square feet of floor area. Therefore, the proposed ±2,944-square foot bank requires eight spaces; 22 spaces will be provided as depicted on the proposed site plan.

PDD No. 193 does not dictate specific stacking requirements. However, the stacking depicted on the site plan complies with the requirements of Chapter 51A; five spaces per teller window or station and two spaces per unmanned transaction station.

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 to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is in proximity to a “E” MVA Cluster to the southeast across Howell Street.

List of Partners/Principals/Officers

Greenway Investments

Gerald Harris Stool,	President
Todd Petty,	COO
Christy Hammons,	Vice President
Mark Hardaway,	Vice President
Travis Bond,	Analyst
John Erspamer,	Senior Controller
Joel Maten,	Asset Management
Ryan Petty,	Associate
Brian Randleman,	Senior Property Accountant
LaRee Stein,	Director of Asset Management
Mike Hanna,	Assistant Property Manager

Veritex Bank

Board of Directors:

C. Malcolm Holland, III
Mark Griege
Greg Morrison
John Sughrue
Ned Fleming
Pat Bolin
Mauel J. Mehos
Steven D. Lerner
William Donald Ellis

**CPC ACTION:
November 21, 2019**

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bank or savings and loan office with a drive-in window use for a five-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, bounded by Cedar Springs Road, Fairmount Street and Howell Street.

Maker: Brinson
Second: Carpenter
Result: Carried: 12 to 0

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

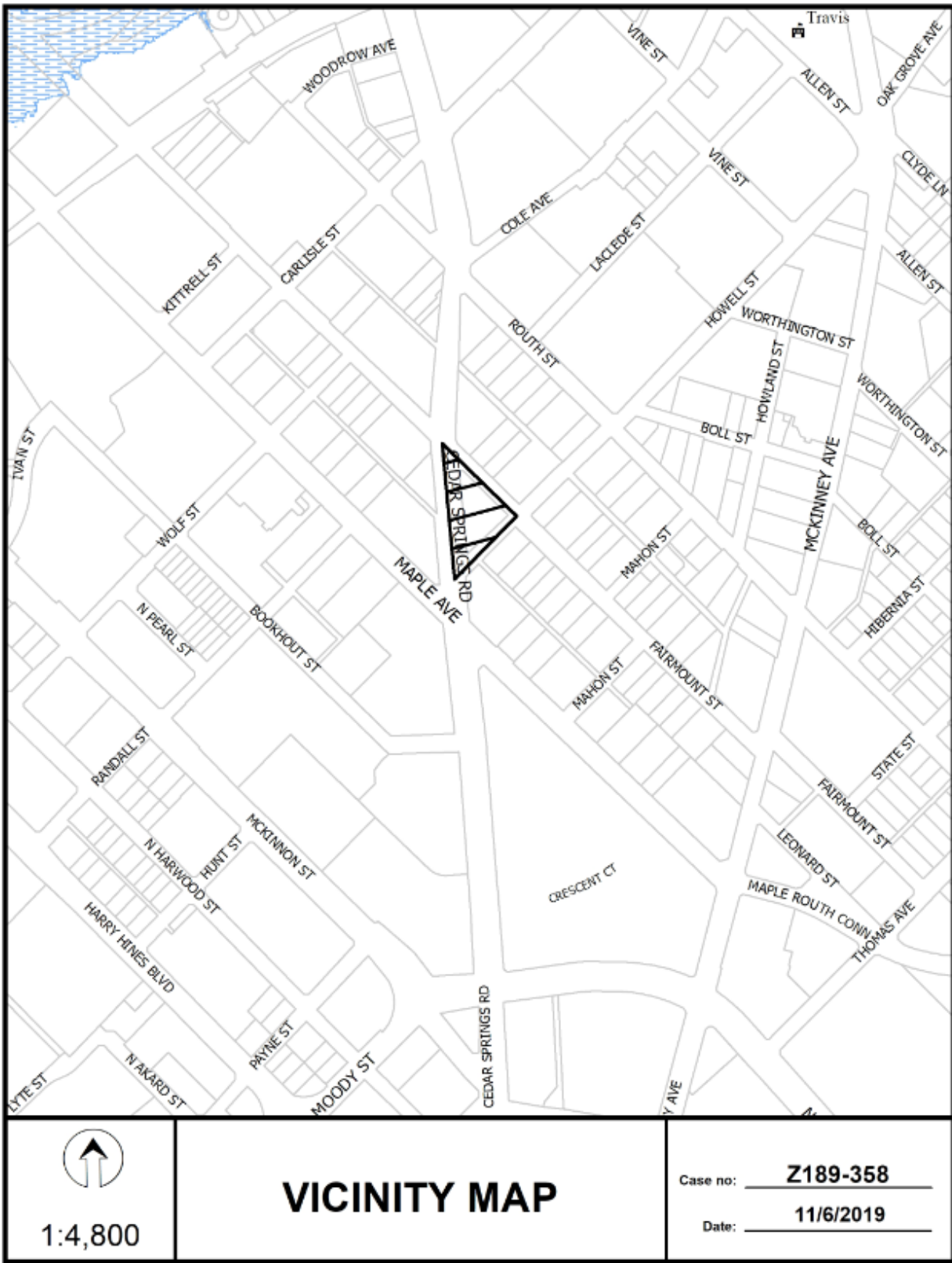
Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

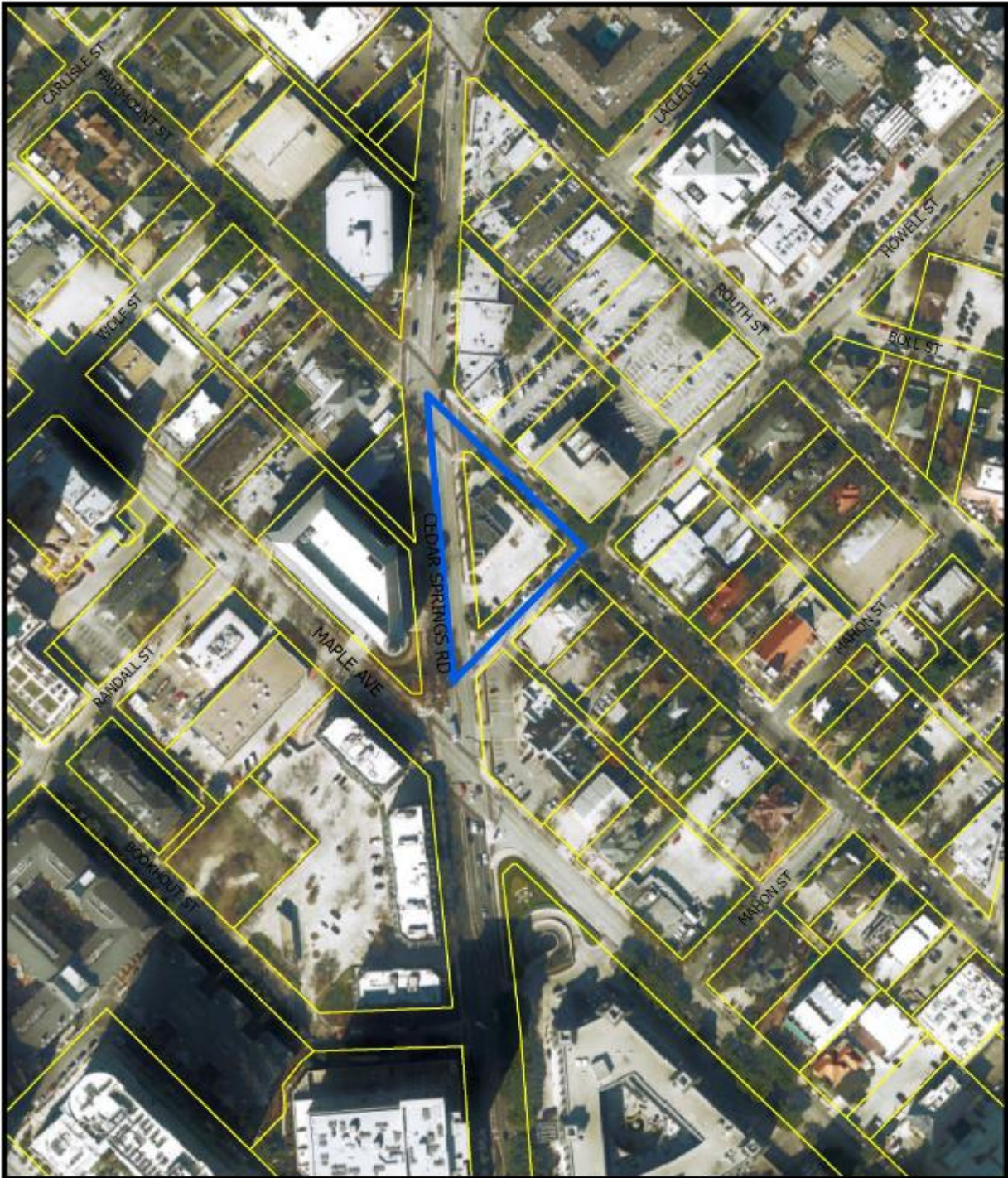
Notices: Area: 200 Mailed: 15
Replies: For: 2 Against: 0

Speakers: None

CPC Recommended Conditions

1. USE: The only use authorized by this specific use permit is a bank or savings and loan office with drive-in 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 (five-years), 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 must be provided and maintained in accordance with Part 1 of PDD No. 193 requirements.
5. DIRECTIONAL SIGNAGE: Directional signage and pavement markings must be provided and must clearly indicate ingress to and egress from the drive-in lanes. Final design of the signage and pavement markings must be approved by the Director before the issuance of a certificate of occupancy for a bank or savings and loan office with drive-in window.
6. DRIVE-IN WINDOW: A maximum of three drive-in window lanes are permitted in the locations shown on the attached site plan.
7. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan.
8. STACKING: A minimum of five stacking spaces must be provided for each drive-in window for teller service in the locations shown on the attached site plan. The drive-in window for automated teller machine (ATM) service must have a minimum of two stacking spaces in the location shown on the attached site plan.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. 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.



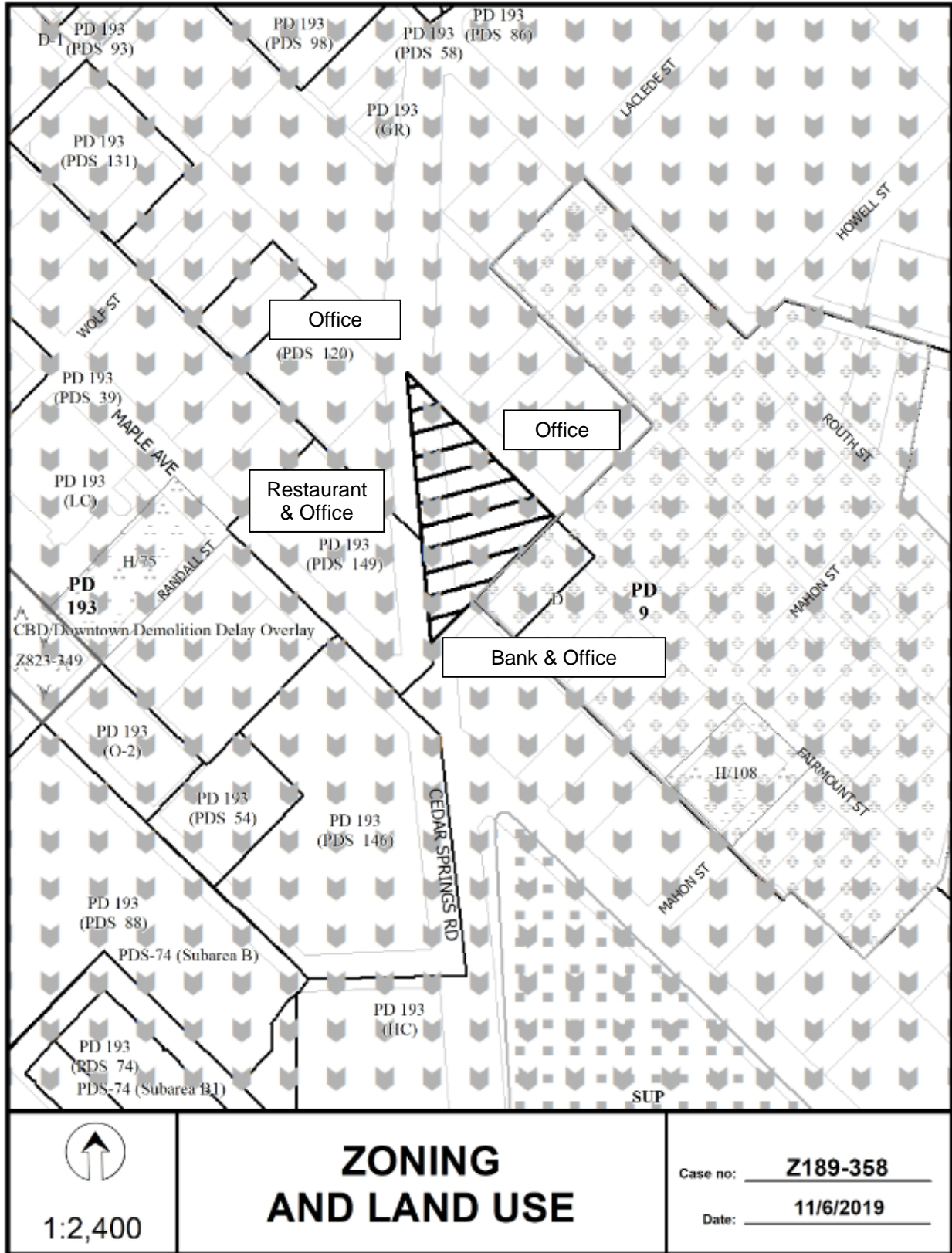


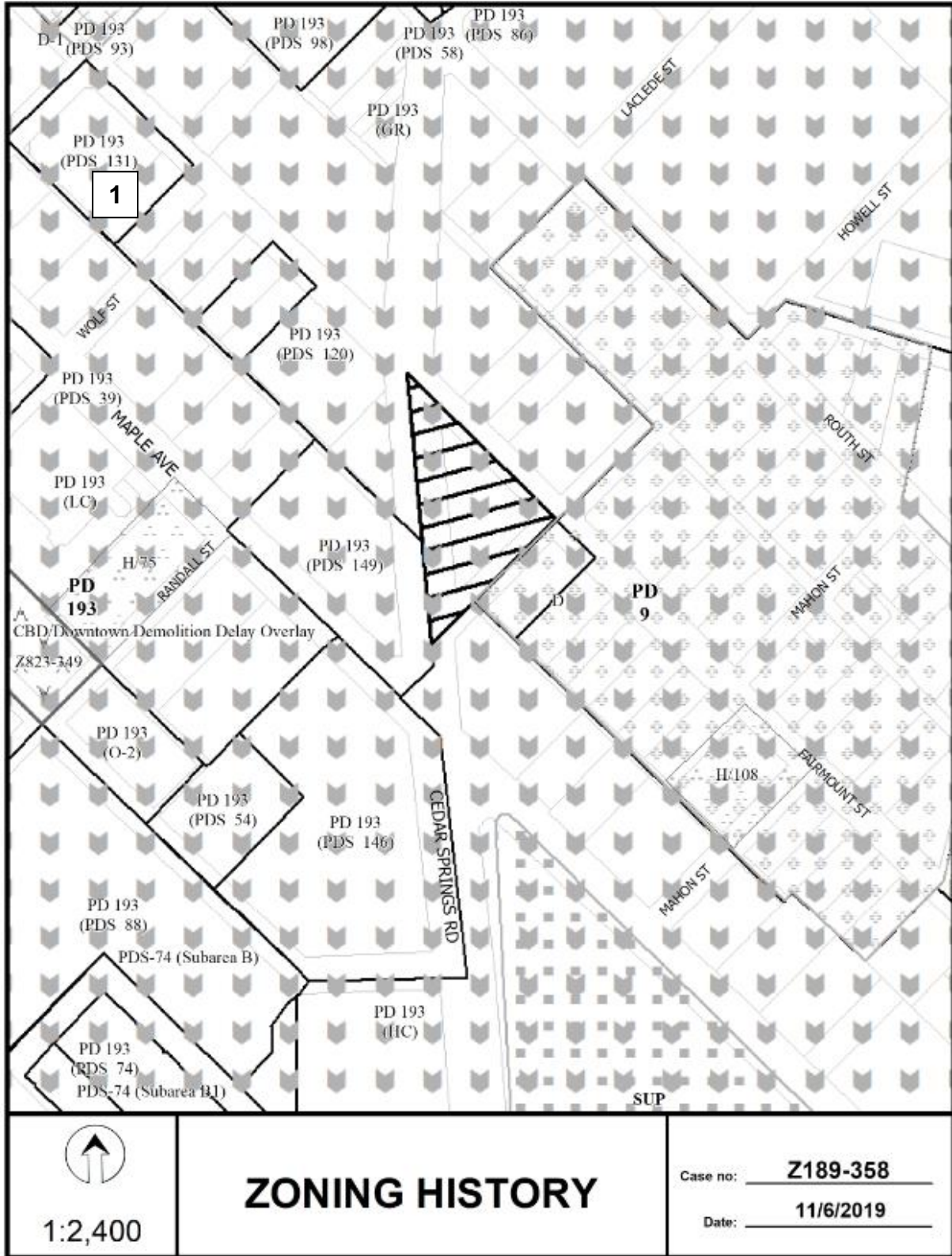
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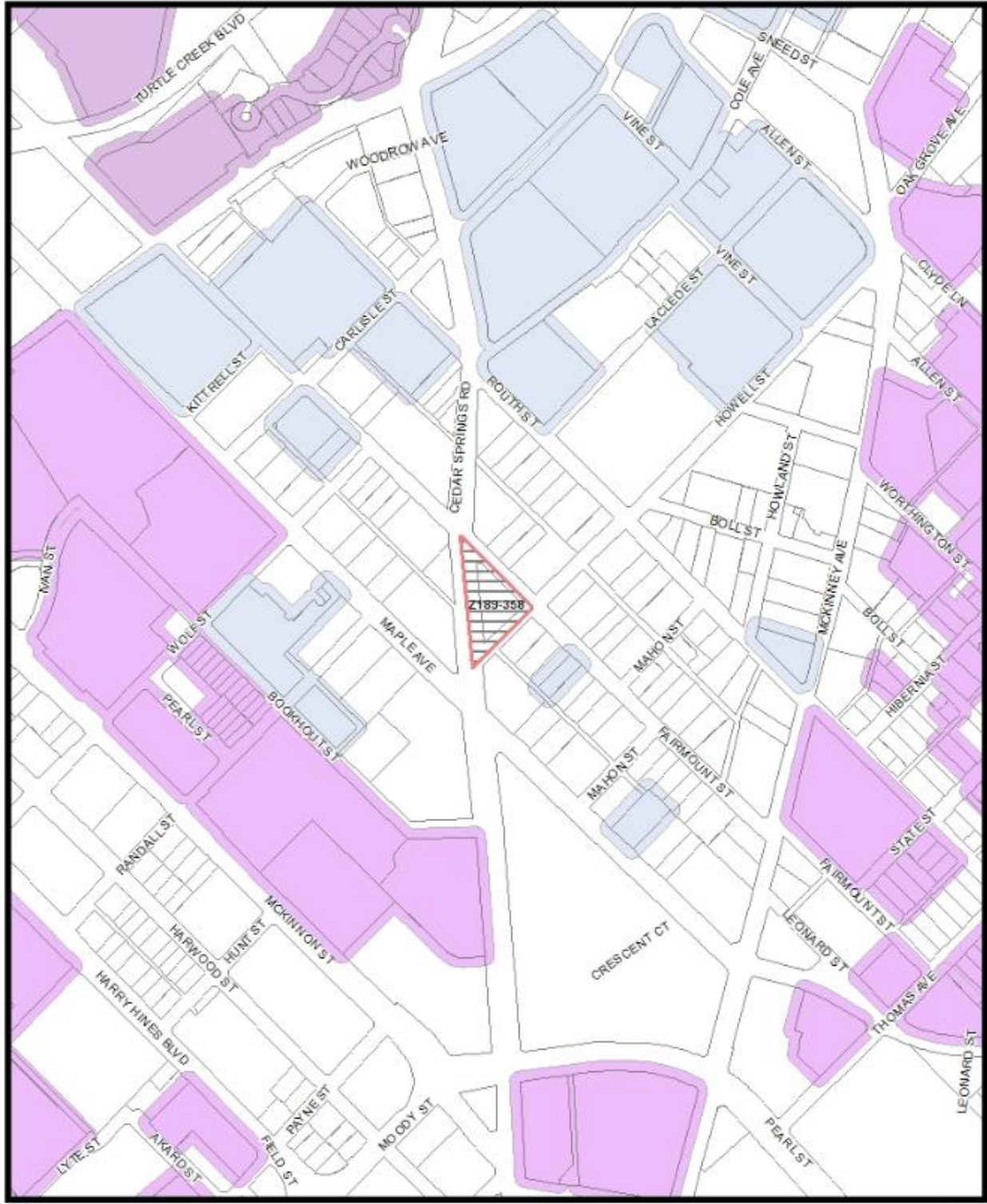
AERIAL MAP

Case no: Z189-358

Date: 11/6/2019







MVA Cluster A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 11/6/2019

CPC Responses



15	Property Owners Notified (19 parcels)
2	Replies in Favor (2 parcels)
0	Replies in Opposition (0 parcels)
200'	Area of Notification
11/21/2019	Date

Z189-358
CPC



1:2,400

11/20/2019

Reply List of Property Owners***Z189-358******15 Property Owners Notified******2 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2408 CEDAR SPRINGS RD	GREENWAY MAPLE LP
	2	2425 CEDAR SPRINGS RD	MARLETT CHRISTOPHER A &
O	3	2902 MAPLE AVE	2902 MAPLE LP
	4	2501 CEDAR SPRINGS RD	GH CEDAR SPRINGS INC
	5	2628 MAPLE AVE	GREENWAY MAPLE LP
	6	2715 FAIRMOUNT ST	KORNYE GEORGE W
	7	2719 FAIRMOUNT ST	SHAW EVAN L
	8	2723 FAIRMOUNT ST	SHAW EVAN LANE
	9	2812 FAIRMOUNT ST	GREENWAY CEDAR SPRINGS LP
	10	2722 FAIRMOUNT ST	2718 FAIRMOUNT LP
	11	2708 FAIRMOUNT ST	VICEROY FAIRMOUNT LP
	12	2305 CEDAR SPRINGS RD	GPI CEDAR MAPLE LP
	13	2811 MAPLE AVE	GPIF 2811 MAPLE LLC
	14	2401 CEDAR SPRINGS RD	GPIF 2401 CS LLC
O	15	2913 FAIRMOUNT ST	2913 FAIRMOUNT LLC