

**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

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**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:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	GR General Retail Subdistrict within PD No. 193	Bank, Savings, Loan office
<b>North</b>	Planned Development Subdistrict 3 within Planned Development No. 193	Personal Service
<b>South</b>	GR General Retail Subdistrict within PD No.193	Retail
<b>East</b>	Light Commercial Subdistrict within Planned Development No. 193 (LC)	Retail
<b>West</b>	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**

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.

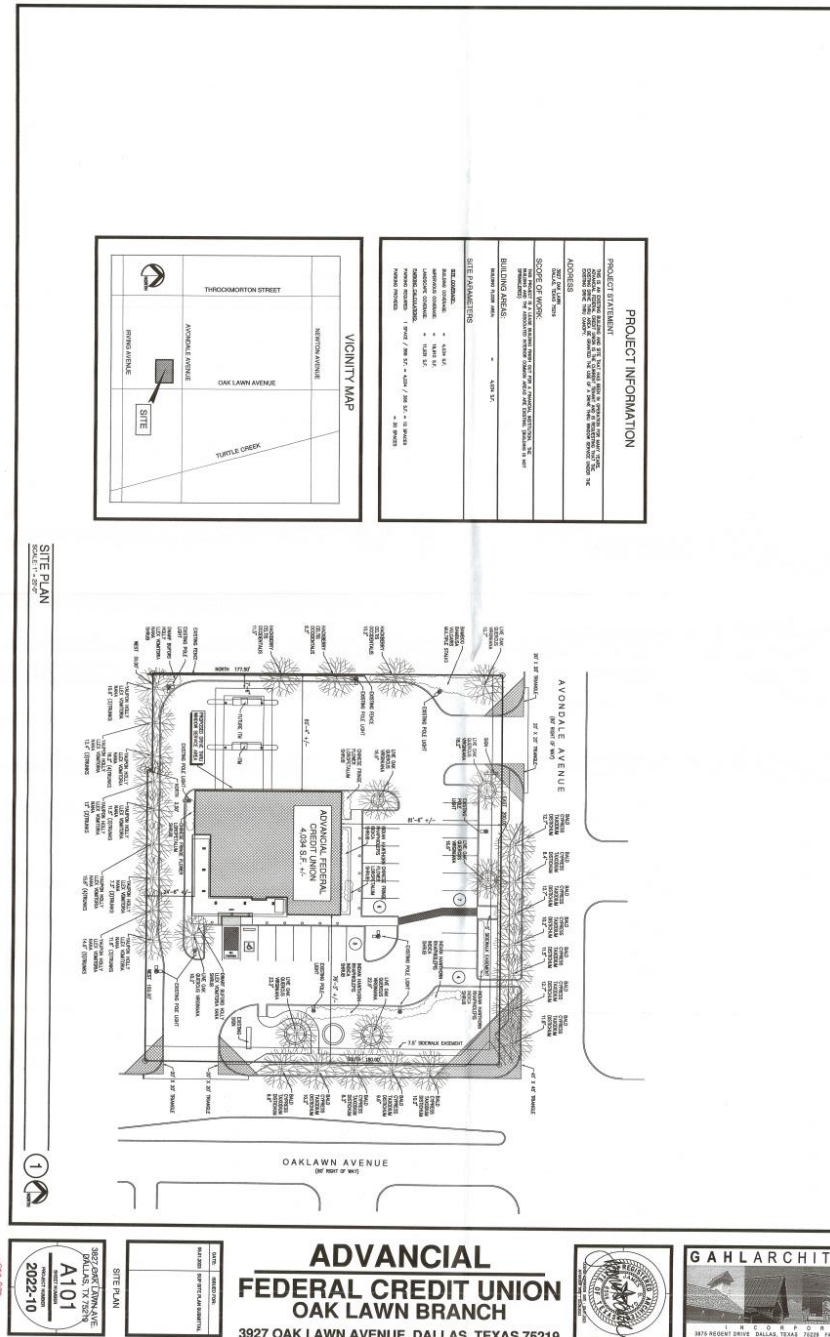
**CPC RECOMMENDATION**

3. TIME LIMIT: his specific use permit expires on (seven years from the passage of this ordinance)

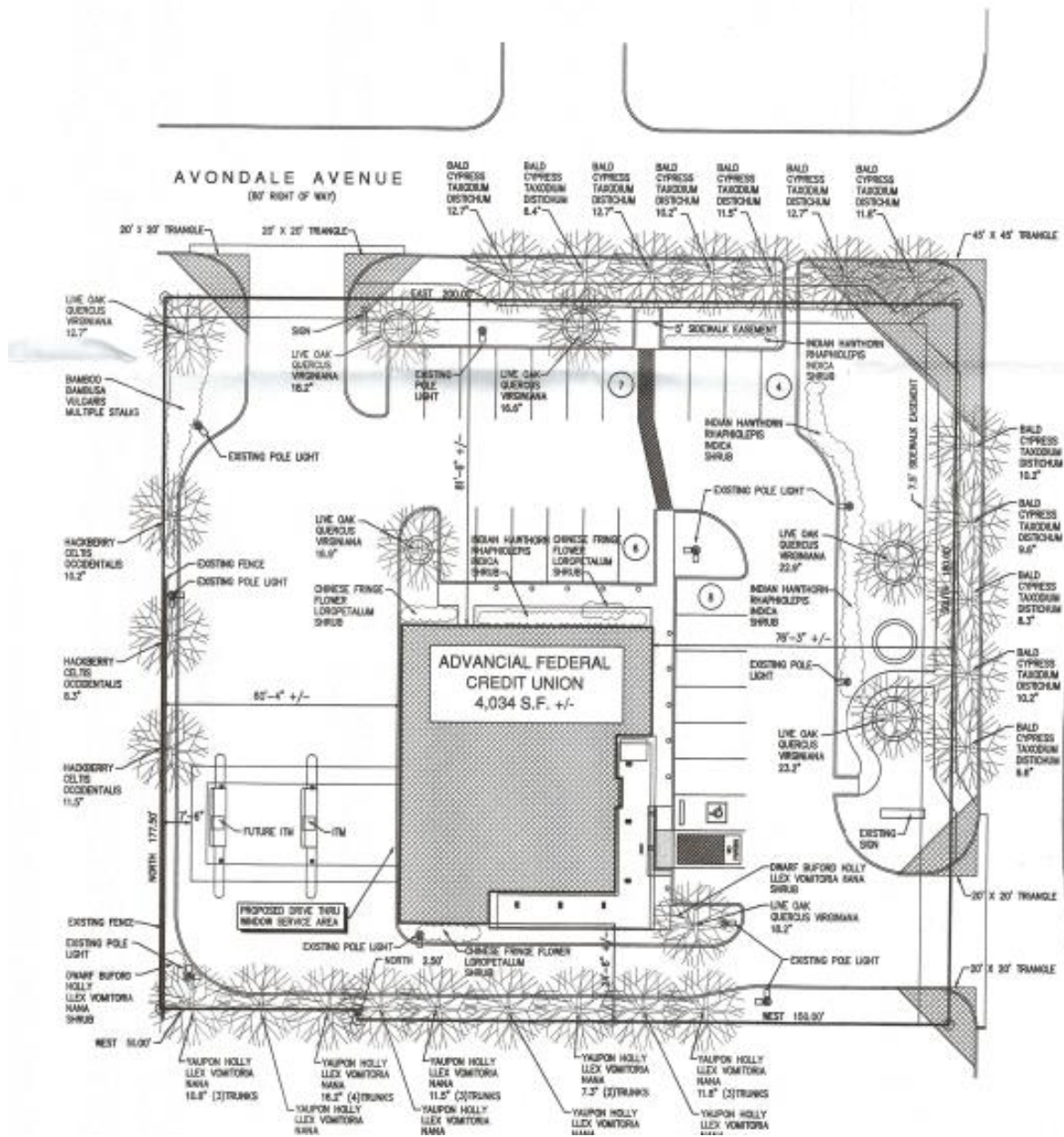
**STAFF RECOMMENDATION**

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.

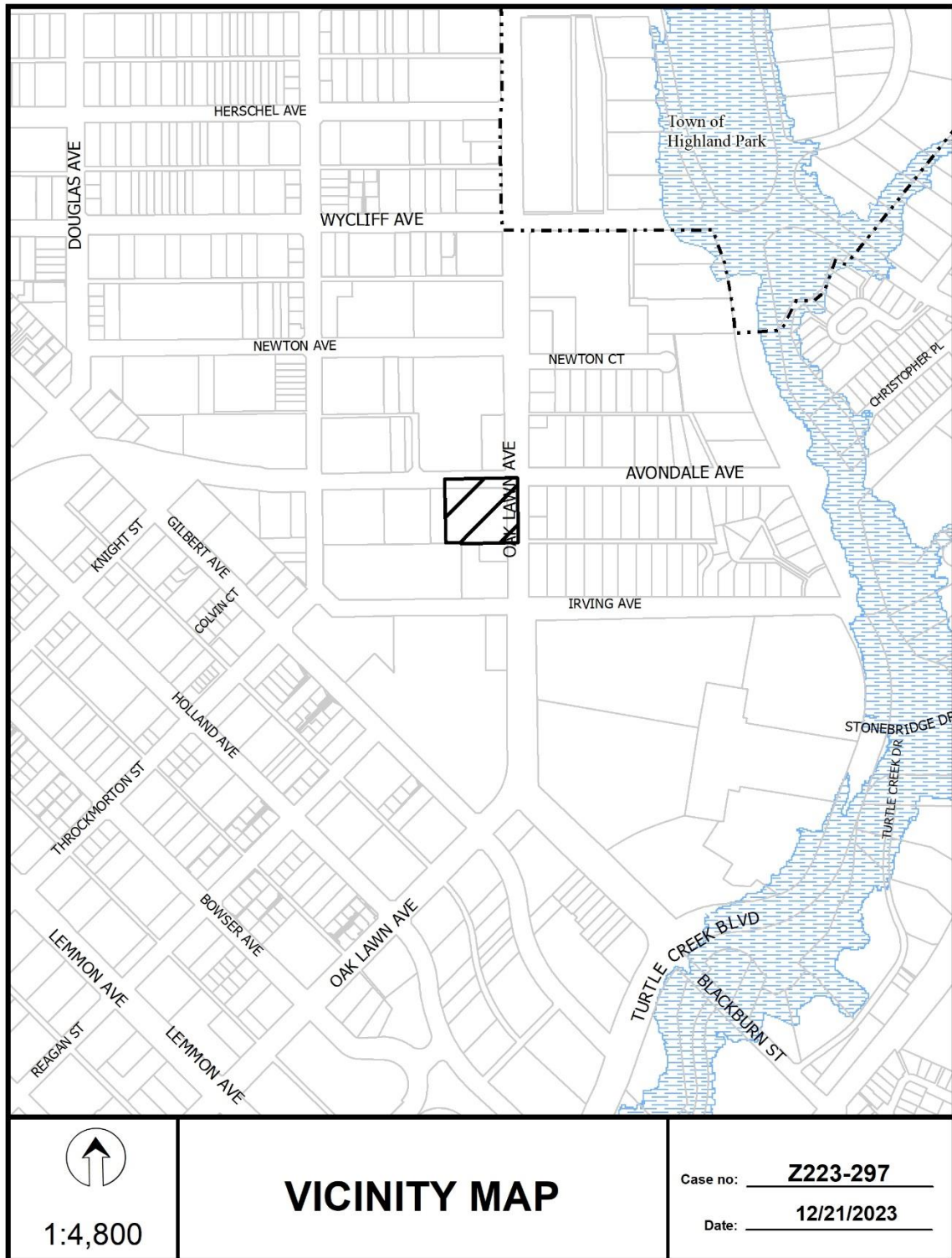
# CPC RECOMMENDED SITE PLAN

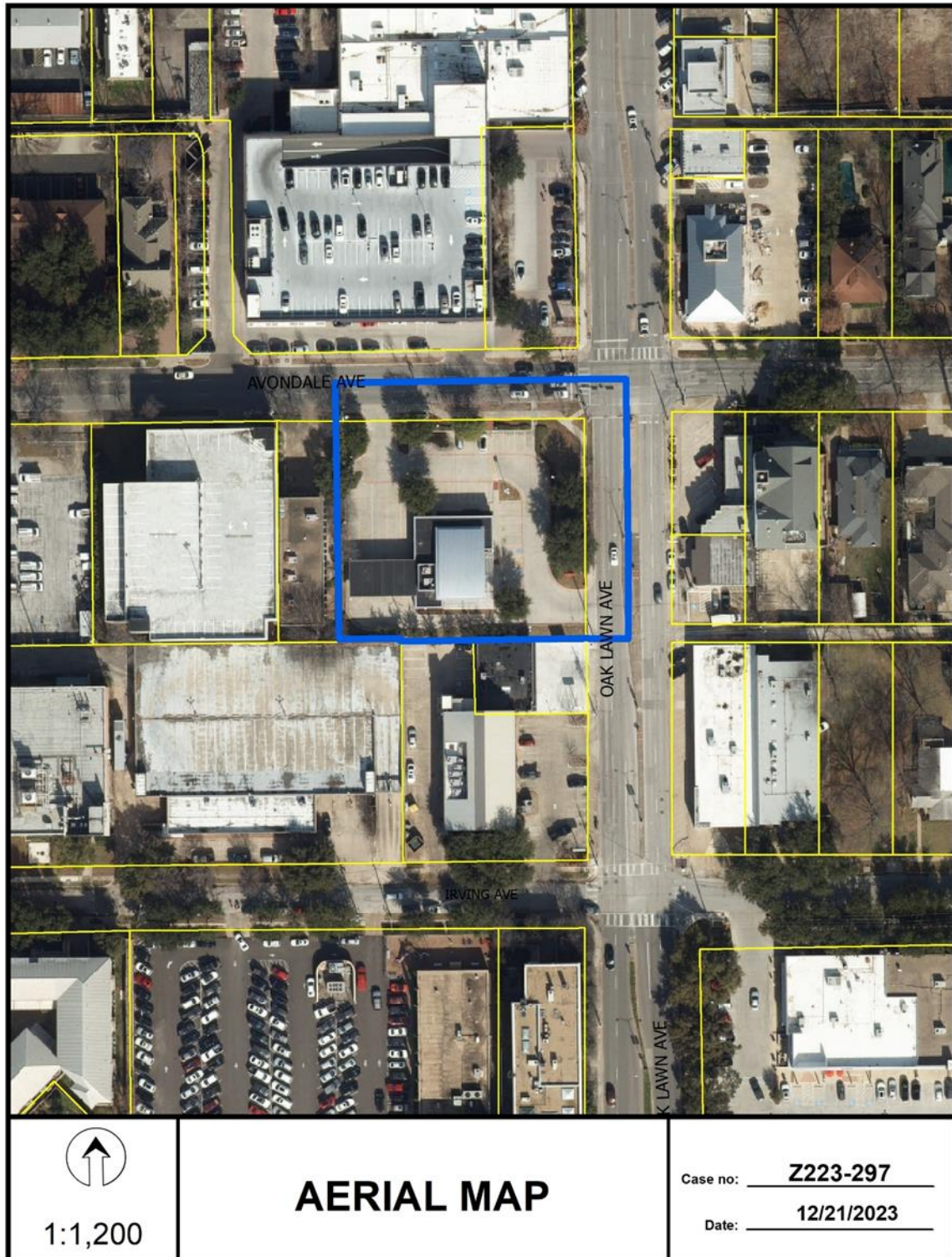


# CPC RECOMMENDED SITE PLAN (enlarged)

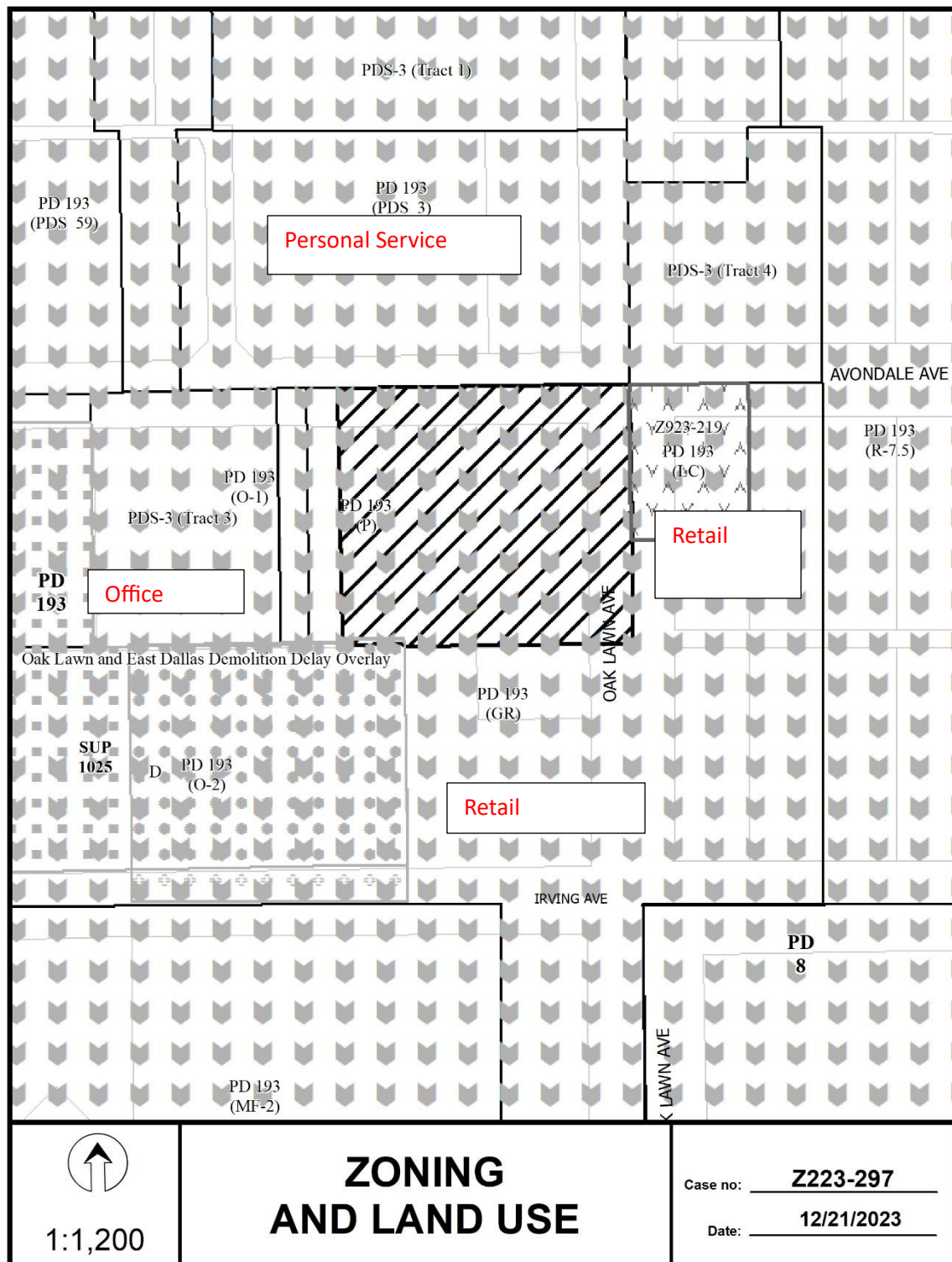


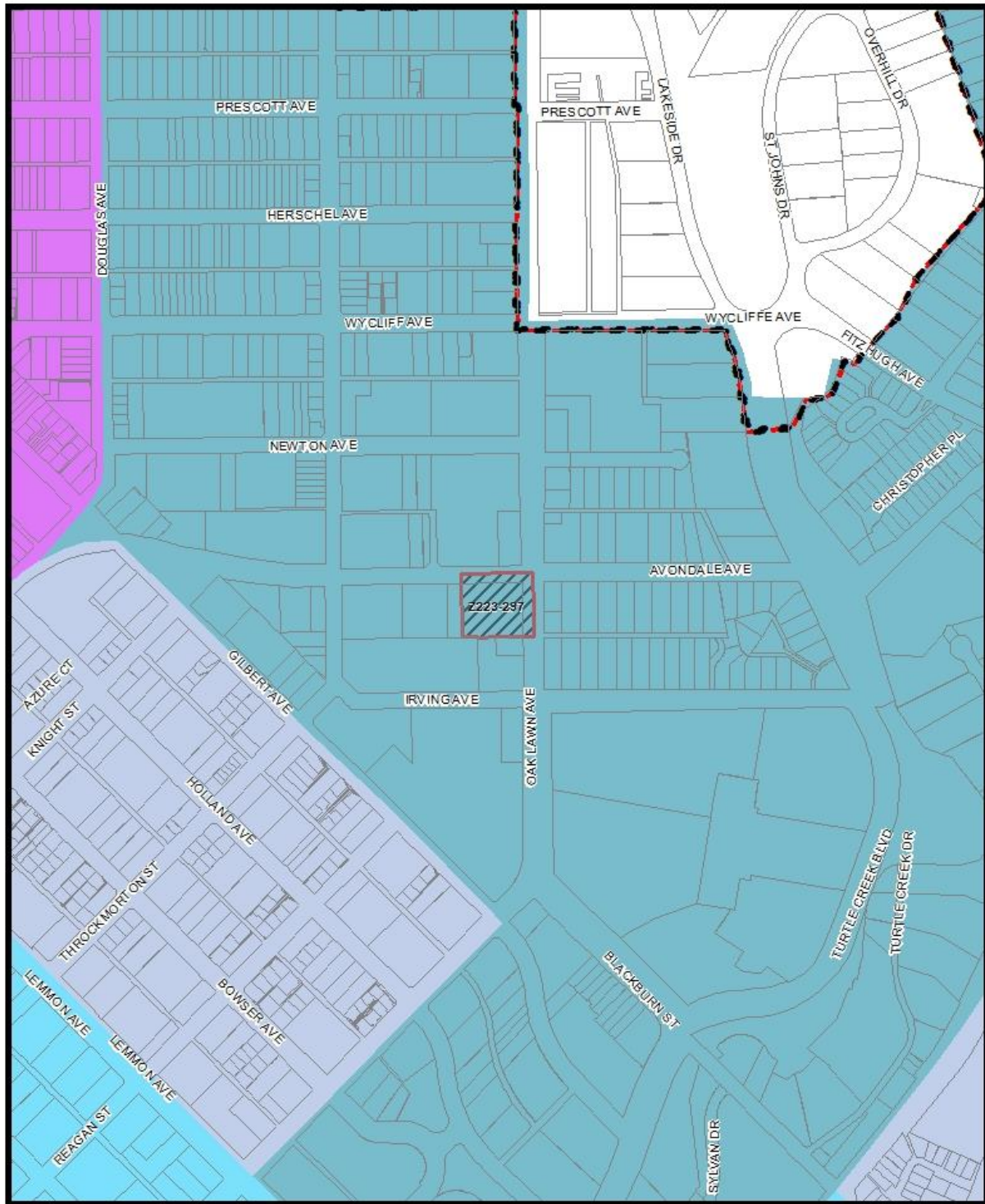












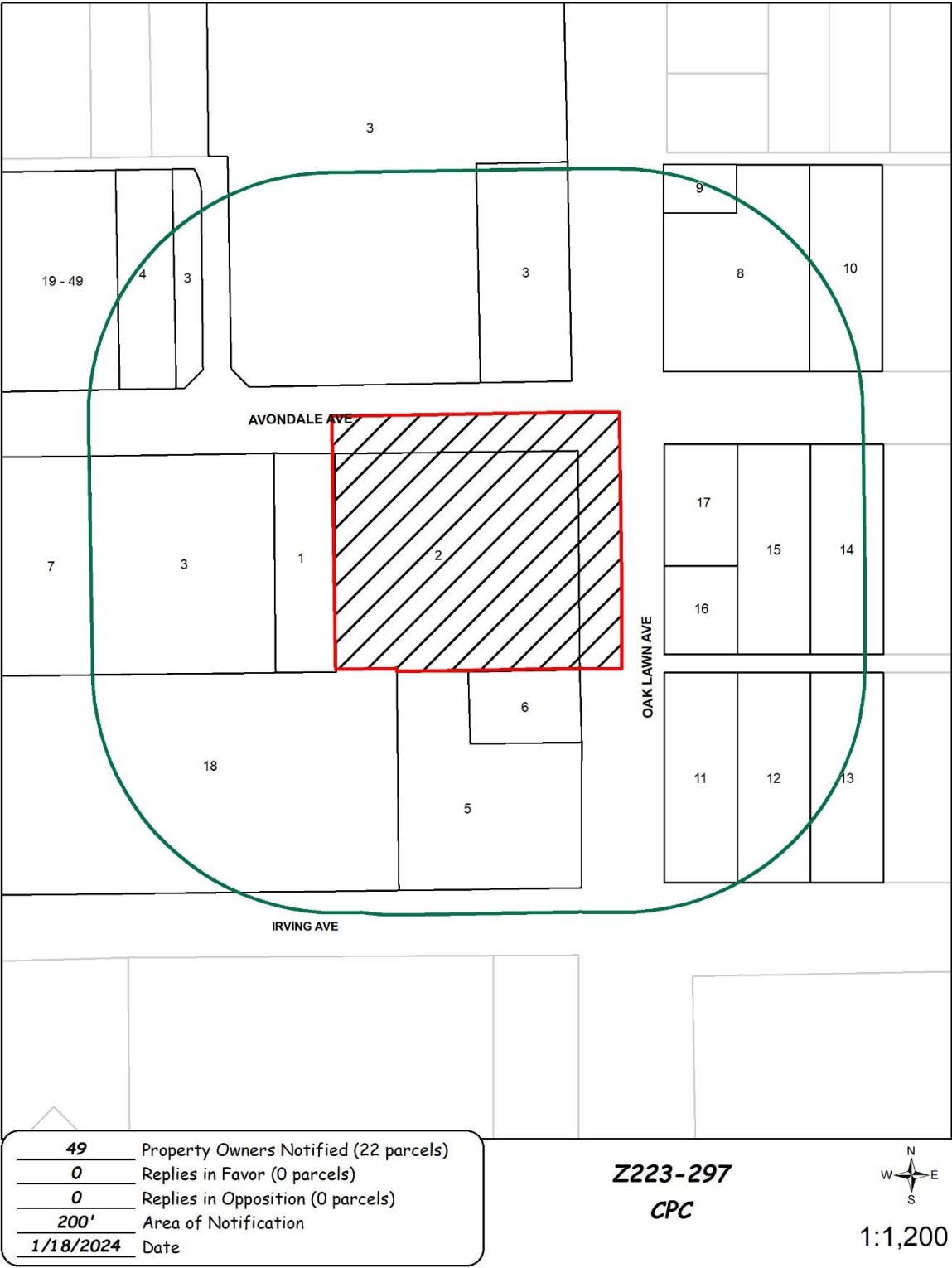
Market Value Analysis A B C D E F G H I NA



1:4,800

## Market Value Analysis

Printed Date: 12/21/2023



## ***Reply List of Property Owners***

**Z223-297**

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

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

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