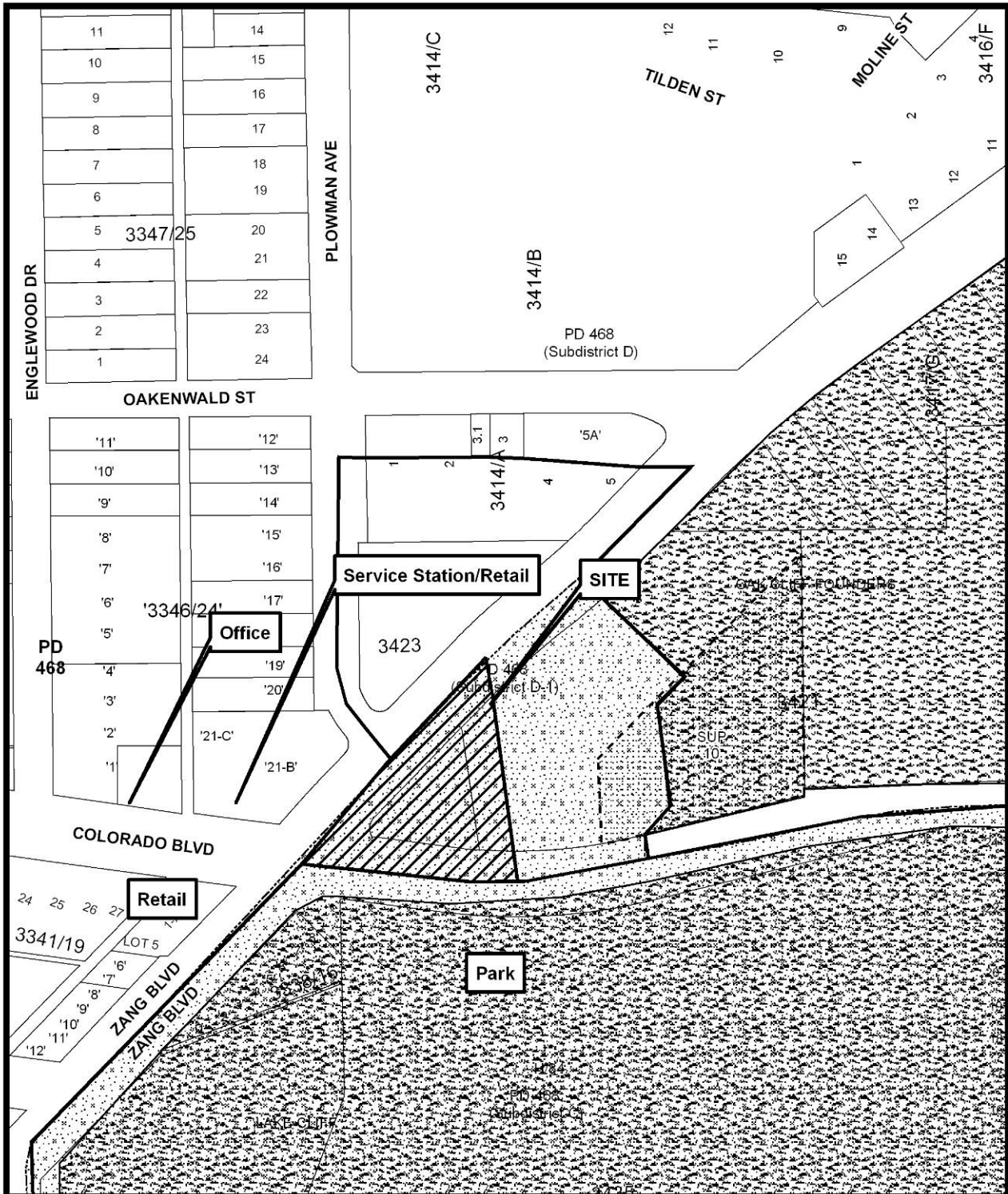

 1:8,000

VICINITY MAP

Map no: K-7
 Case no: Z056-191(WE)



1:2,400

ZONING AND LAND USE

Map no: K-7
 Case no: Z056-191(WE)

FILE NUMBER: Z056-191 (WE) **DATE FILED:** February 21, 2006
LOCATION: Zang Boulevard and Colorado Boulevard, northeast corner
COUNCIL DISTRICT: 1 (Neumann) **MAPSCO:** 44-Z
SIZE OF REQUEST: Approx. 0.646 acres **CENSUS TRACT:** 20

APPLICANT: Mike Casey, Grand Bank of Texas

OWNER: Stephen G. Everbach, Top Dog-Oak Cliff, L.P.

REPRESENTATIVE: Good Fulton & Farrell Architects

REQUEST: An application for an amendment to the Tract III conditions and conceptual plan and a Specific Use Permit for a financial institution with a drive-in window within Subdistrict D-1 of Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District.

SUMMARY: The purpose of this request is to amend the conceptual plan to reflect the site plan as it relates to the various curb cut locations that are located on Zang Boulevard and Colorado Boulevard. The SUP will allow for the construction of a two-story bank with drive-in windows.

STAFF RECOMMENDATION: Approval, of an amendment to Tract III portion of Subdistrict D-1 within PD No. 468, subject to a conceptual plan and approval of the SUP for a financial institution with a drive-through window for a ten year period with eligibility for automatic renewals for additional 15 year periods, subject to a revised site plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The purpose for an amendment to the Tract III conditions and conceptual plan is to allow the changes to the conceptual plan to mirror the approved site plan. The changes will reflect the ingress/egress points to the proposed development on Zang Boulevard and Colorado Boulevard. In addition, the conditions will address the building's setbacks.
- The request site is currently undeveloped and is contiguous to a multifamily high-rise building that is under renovation.
- On January 26, 2005, the City Council created a new Subdistrict D-1. The Development Plan/Conceptual Plan outlined a Tract 1 and 2 Development plan for retail development on Tract 1 and multifamily uses on Tract 2. In addition, a Tract 3 Conceptual plan was approved for a future development that allowed for a maximum of 10,500 square feet of floor area and a height not to exceed 2-stories or 35 feet.
- On March 9, 2006, the City Plan Commission approved an amendment to the Tract 1 and 2 Development Plan/Tract 3 Conceptual Plan and conditions as it relates to multifamily uses on Tract 2 as well as various provisions related to the retail development on Tract 1.
- On March 23, 2006, the City Plan Commission approved the applicant's request for a wavier of the two year waiting period. The application for a SUP is within the two year time period of an approved zoning application; therefore an approval of the two year waiver is required.
- O April 6, 2006, the City Plan Commission approved the request for a Specific Use Permit to construct a 2-story, 7,130 square foot bank that will have 3 drive-in windows; 2-manual tellers and 1 automatic teller.
- On April 20, 2006, CPC reconsidered action taken on April 6, 2006 to allow for an amendment to Tract III/Conceptual Plan and an SUP for a financial institution with a drive through window within Subdistrict D-1 of Planned Development District No. 462, the Oak Cliff Gateway Special Purpose District.
- **Zoning History:** There have been several zoning changes requested in the area.
 1. Z034-331 On January 26, 2005, the City Council approved the creation of Subdistrict D-1 within Planned Development District No. 468, the Oak Cliff Gateway Special District.

2. Z056-181

On April 26, 2006, the City Council approved the amendment to Tract 1 and 2 Development Plan/Tract 3 Conceptual Plan and conditions as it relates to multifamily uses on Tract 2 as well as various provisions related to the retail development on Tract 1 within Subdistrict D-1 portion of Planned Development District No. 468 for Mixed Uses.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Zang Blvd.	Minor Arterial	100 ft.	100 ft.
Colorado Blvd.	Collector	80 ft.	100 ft.

Land Use:

	Zoning within PDD No. 468	Land Use
Site	Subdistrict D-1	Multifamily
North	Subdistrict D	Off-street parking
South	Subdistrict C	Park
East	Subdistrict D/ SUP 10	Undeveloped
West	PDD No. 468	Retail/ office

STAFF ANALYSIS:

Land Use Compatibility: The undeveloped, 28,139 square foot site is triangular in shape and is located within Subdistrict D-1 of Planned Development No. 468 that permits a mixed use development. Planned Development No. 468 requires a Specific Use Permit for the development of a financial institution with drive-in windows. The request for the amendment to Tract III is to allow for the Conceptual Plan to mirror the approved site plan. The SUP request will also include an amendment to the conditions that restrict the hours for trash-pickup, setbacks, height of a monument sign and lighting.

The revised site plan will have a minimum setback of 15 feet and a maximum setback of 30 feet along Zang Boulevard and Colorado Boulevard. The original setbacks required a minimum and maximum setback of 25 feet and 30 feet along Zang Boulevard and Colorado Boulevard.

On January 26, 2005, the City Council created a new Subdistrict D-1 for a Tract 1 and 2 Development Plan/Tract 3 Conceptual Plan as it relates to a retail development for Tract 1 and a multifamily development for Tract 2. Tract 3 Conceptual Plan consisted of a future development that will allow for a maximum of 10,500 square feet of floor area and a height not to exceed 2-stories or 35 feet.

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 request for an SUP for a financial institution with a drive-in window within Subdistrict D-1 is consistent with the intent of Planned Development District No. 4687, the Oak Cliff Gateway Special Purpose District.

Development Standards:

DISTRICT WITHIN PDD No. 595	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 468 Subdistrict D-1; Tract 3	Per plan'	Per plan	3.0 office or 10,500 sq. ft.	35' 2 stories	80%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping of any development will be in accordance with Article X requirements, as amended,

Off-street parking: The off-street parking requirements for an office use (financial institution with a drive-in window) with 7,130 square feet of floor area are 1 space per 333 square feet of floor area or 21 spaces. The applicant is providing 22 parking spaces and is provided as shown on the attached site plan.

Traffic: The Engineering Section of the Department Development Services has reviewed the request and determined that it will not impact the surrounding street system for the proposed development.

LIST OF OFFICERS

The principal shareholder of Grand Bank of Texas:

- Michael T. Casey, President of Casey Bancorp, Inc.

The officers of Grand bank of Texas are as follows:

- Michael T. Casey, Chairman of the Board
- Marshall K. Sutton, President and CEO
- Donna R. Mullins, Executive Vice President and Cahier
- Lonnie Goodman, President of Dallas banking Center

**STAFF'S RECOMMENDED CONDITIONS FOR A SPECIFIC USE PERMIT
FOR A FINANCIAL INSTITUTION WITH A DRIVE-IN WINDOW**

1. **USE:** The only use authorized by this specific use permit is a financial institution with a 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 is approved for a time period that expires on May ____, 2016 (ten years from the passage of the ordinance), and is eligible for automatic renewal for additional fifteen-year periods, pursuant to Section 51A-4.219 of CHAPTER 51A, as amended. In order 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 application for automatic renewal is strictly enforced).
4. **HOURS OF OPERATION:** The financial institution with drive-in window may only operate between 7:00 a.m. and 7:00 p.m.
5. **HEIGHT/STORIES:** The maximum height of the financial institution with drive-in window is 35 feet or 2-stories.
6. **INGRESS – EGRESS:** Ingress and Egress must be provided as shown on the attached site plan including documentation of the legal right to access the adjacent site.
7. **TRASH PICK-UP:** Trash pick-up can only take place between the hours of 7:00 a.m. and 9:00 p.m.
8. **MONUMENT SIGN:** The maximum height of the monument sign cannot exceed 6 feet in height.
9. **MAINTENANCE:** The entire 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.

APPLICANT'S PROPOSED CONDITIONS

GOOD FULTON & FARRELL

P L A N N I N G

R. Lawrence Good, FAIA Director

E. Proposed Conditions

Grand Bank of Texas

1300 N. Zang Blvd.

Dallas, Texas 75203

The proposed financial institution with drive-in window will include two manned teller lanes and one automated teller lane. Operating hours will be from 7:30 a.m. to 6:00 p.m. Monday thru Friday and from 9:00 a.m. to 12:00 p.m. on Saturdays. The total number of provided on site parking spaces will be 22.

PROPOSED SITE PLAN

Z-056-191: GRAND BANK OF TEXAS

PROJECT DATA	PROJECT DATA	PROJECT DATA	PROJECT DATA
PROJECT NO. Z-056-191	PROJECT NAME GRAND BANK OF TEXAS	PROJECT ADDRESS 1300 N. ZANG BLVD	PROJECT CITY DALLAS, TEXAS
PROJECT DATE 07/2005	PROJECT HEIGHT 25.00 FT	PROJECT AREA 13,500 SQ FT	PROJECT PERMITS 211, 212
PROJECT OWNER GRAND BANK OF TEXAS	PROJECT ARCHITECT JAMES W. HARRIS ARCHITECTS	PROJECT ENGINEER JAMES W. HARRIS ARCHITECTS	PROJECT SURVEYOR JAMES W. HARRIS ARCHITECTS
PROJECT DATE 07/2005	PROJECT HEIGHT 25.00 FT	PROJECT AREA 13,500 SQ FT	PROJECT PERMITS 211, 212

LANDSCAPE NOTES

- PROVIDE 5' ANCHOR NAILS TO STRENGTHEN EXISTING PAVEMENT. PROVIDE 18" BARS FOR ANCHOR NAILS TO STRENGTHEN EXISTING PAVEMENT.
- PROVIDE STREET TREES AT 50 FEET ON CENTER WITH 3' CANOPY OVER DRIVEWAY. PROVIDE 18" ANCHOR NAILS TO STRENGTHEN EXISTING PAVEMENT.
- PROVIDE 18" ANCHOR NAILS TO STRENGTHEN EXISTING PAVEMENT. PROVIDE 18" BARS FOR ANCHOR NAILS TO STRENGTHEN EXISTING PAVEMENT.
- PROVIDE 18" ANCHOR NAILS TO STRENGTHEN EXISTING PAVEMENT. PROVIDE 18" BARS FOR ANCHOR NAILS TO STRENGTHEN EXISTING PAVEMENT.
- PROVIDE 18" ANCHOR NAILS TO STRENGTHEN EXISTING PAVEMENT. PROVIDE 18" BARS FOR ANCHOR NAILS TO STRENGTHEN EXISTING PAVEMENT.

TREE INVENTORY

1. BIRCH - 10'
2. BIRCH - 10'
3. BIRCH - 10'
4. BIRCH - 10'
5. BIRCH - 10'
6. BIRCH - 10'

APPLICATOR

James W. Harris
 1300 N. ZANG BLVD
 DALLAS, TEXAS 75201
 PHONE 972.281.1111
 FAX 972.281.1111

CLIENT

Grand Bank of Texas
 1300 N. ZANG BLVD
 DALLAS, TEXAS 75201

DATE

07/2005

SCALE

1" = 30'

ISSUE

S.L.P. SUBMITTAL 01/31/06
 S.L.P. REVISIONS 1 03/28/06
 S.L.P. REVISIONS 2 04/20/06

PROJECT DATA

PROJECT NO. Z-056-191
 PROJECT NAME GRAND BANK OF TEXAS
 PROJECT ADDRESS 1300 N. ZANG BLVD
 PROJECT CITY DALLAS, TEXAS

PROJECT DATA

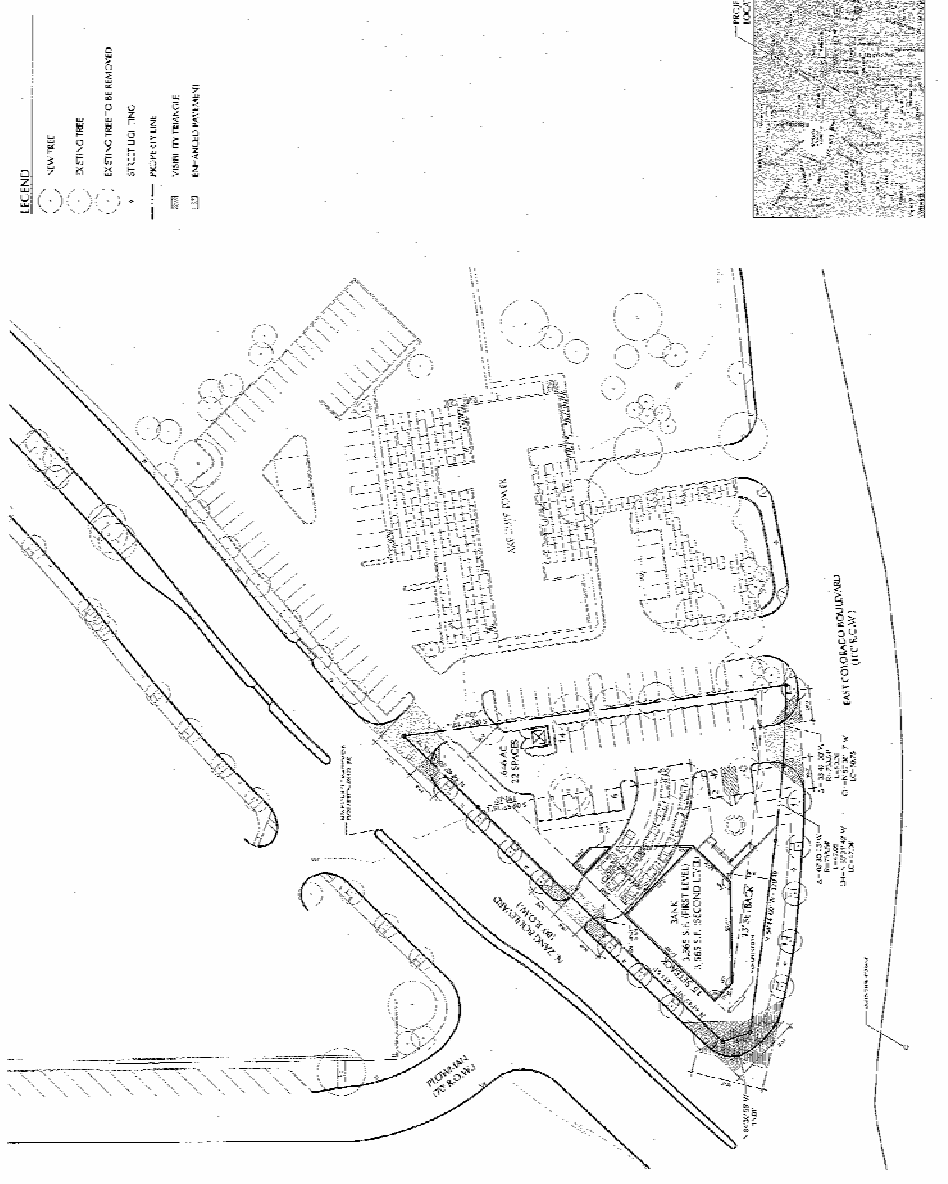
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PROJECT OWNER GRAND BANK OF TEXAS
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 PROJECT ENGINEER JAMES W. HARRIS ARCHITECTS
 PROJECT SURVEYOR JAMES W. HARRIS ARCHITECTS

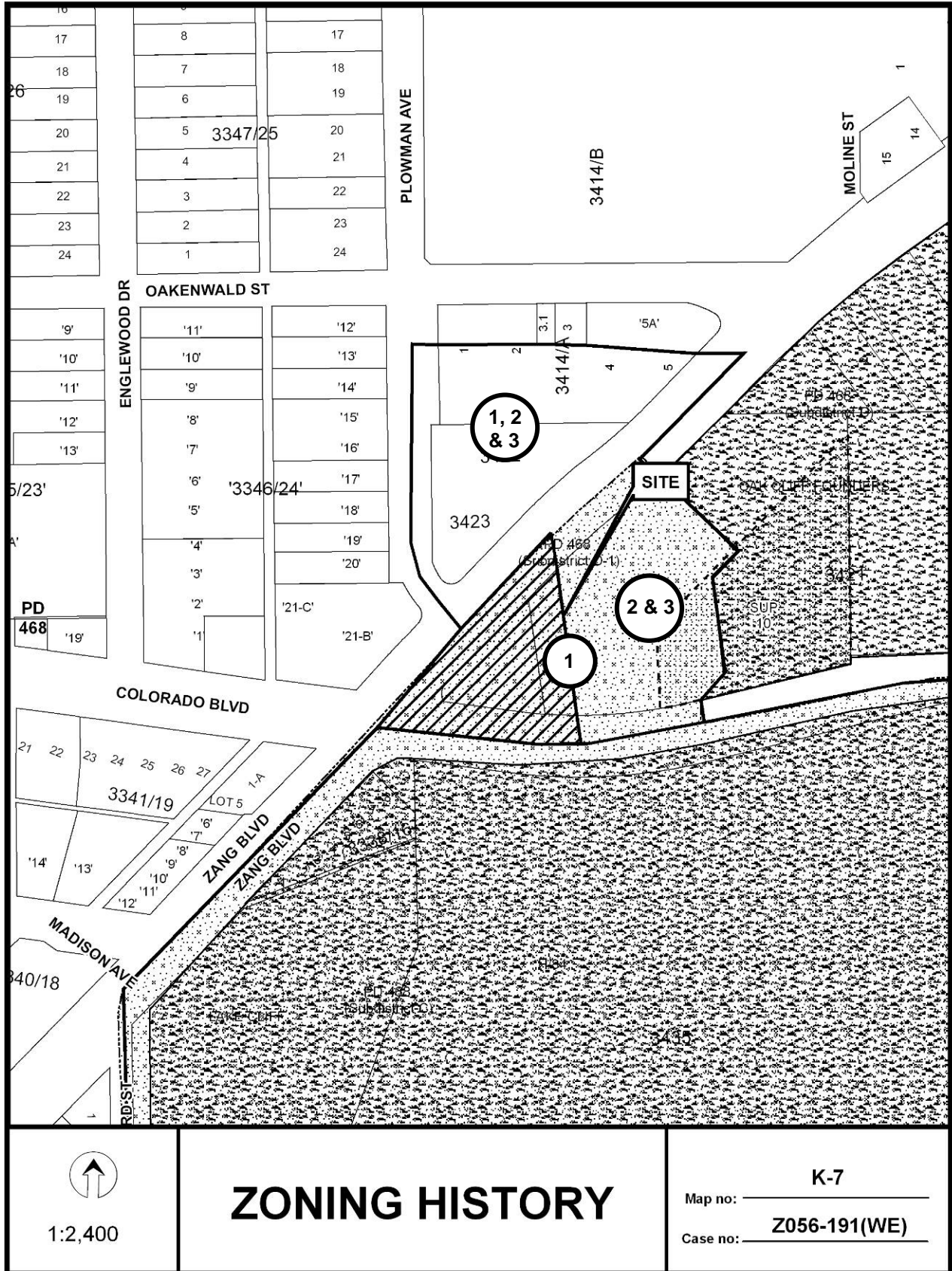
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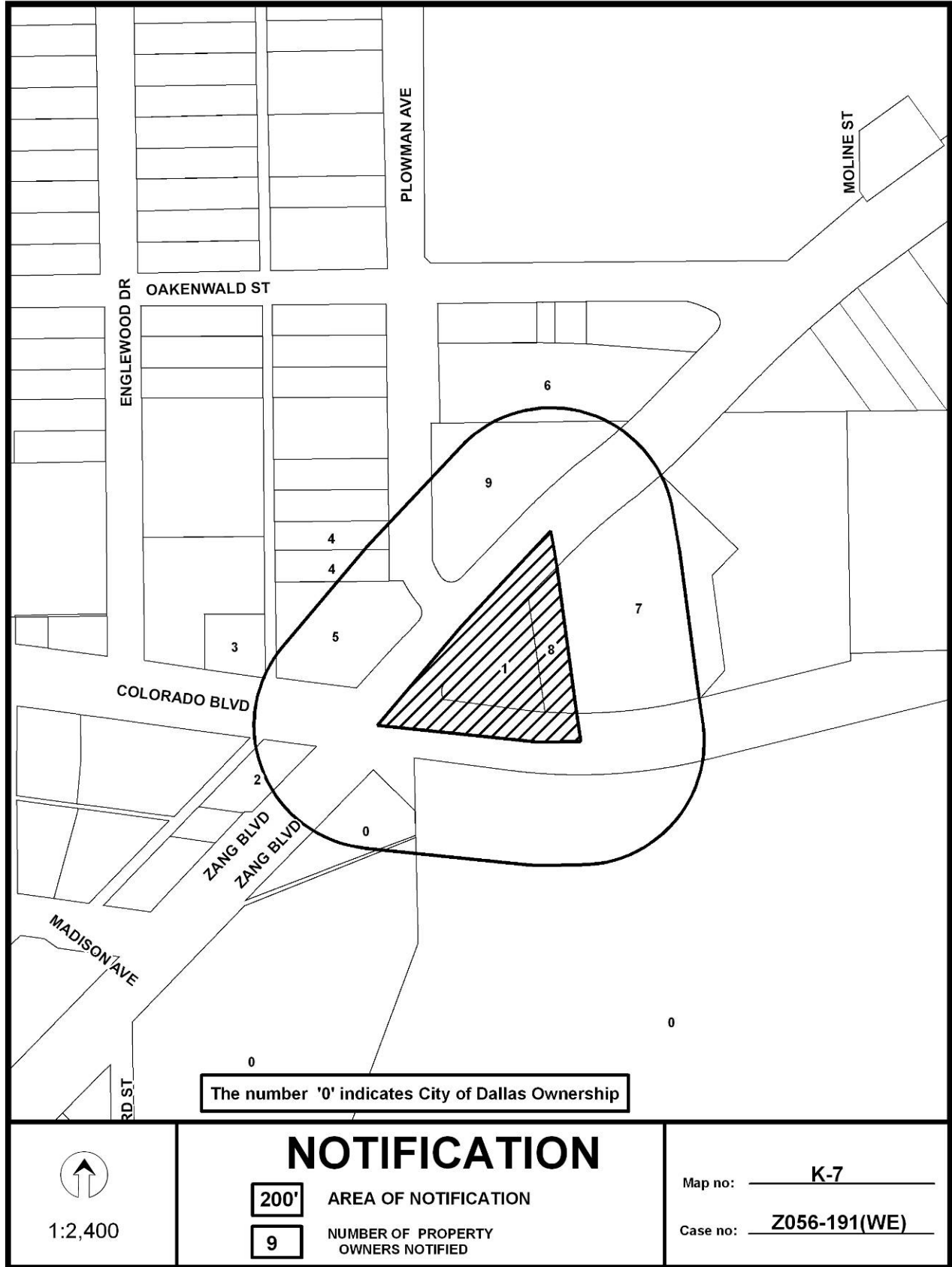
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 PROJECT HEIGHT 25.00 FT
 PROJECT AREA 13,500 SQ FT
 PROJECT PERMITS 211, 212



SITE PLAN
 GRAND BANK OF TEXAS
 1300 N. ZANG BLVD., DALLAS, TEXAS

GOOD FULTON & FARRELL
 LANDSCAPE ARCHITECTS
 2823 BURNHAM, SUITE 220, DALLAS, TEXAS 75201
 214.861.0000
 214.861.0112 FAX
 214.861.0099 WWW.GFFA.COM





Notification List of Property

Z056-191(WE)(aa)

9 Property Owners Notified

<i>Label</i>	<i>Address</i>	<i>Owner</i>
1	1300 ZANG	TOP DOG CARROLLTON LP
2	222 COLORADO	RISING TIDE LIMITED
3	211 COLORADO	SMITH CHARLES
4	1321 PLOWMAN	WASHBURNE RAY TRUSTEE
5	225 COLORADO	SOUTHLAND CORP
6	1340 PLOWMAN	CUELLAR DAVID
7	1336 ZANG	TOP DOG CARROLLTON LP
8	1316 ZANG	TOP DOG CARROLLTON LP
9	1335 ZANG	DAL TEX DEVELOPERS

Tuesday, March 14, 2006

EN Z056-191(RB)

Al Romero
PO Box 870875
Mesquite, TX 75150

Anthony Jones
PO Box 0711
Galveston, TX 77553

Betty Wadkins
2843 Modesto Drive
Dallas, TX 75227

Bridge Ballowe c/o Nextel
1680 N. Prospert Dr.
Ricardson, TX 75081

Clarence F Cope
10404 Ferndale
Dallas, TX 75238

Jane Guerrini
7032 Lupton
Dallas, TX 75225

Jeff Bosse
PO Box 4738
Dallas, TX 75208

Joe Martin
P O Box 4133
Dallas, TX 75208

Katie Pascuzzi
2720 N Stemmons Frwy Suite 900
Dallas, TX 75207

Marcus Wood
6060 N Central Expy Ste 333
Dallas, TX 75206

Mike Sultan
320 E Jefferson #105
Dallas, TX 75203

Pam Conley
901 N Madison Avenue
Dallas, TX 75208

Rob Baldwin
401 Exposition
Dallas, TX 75226

Robert P. Garza
412 E. Sixth St.
Dallas, TX 75203

Stephanie Pegues
1500 Marilla 5FS
Dallas, TX 75201

Steve Craft
P O Box 542225
Dallas, TX 75354

Steven Thiele
564 Blanning Dr
Dallas, TX 75218

Suzanne Steffens
5640 Ellsworth Ave.
Dallas, TX 75206

Steve Kim
4318 Sexton Ln.
Dallas, TX 75229

Alpha Testing, Inc
Virginia Brown
2209 Wisconsin St, Ste 100
Dallas, TX 75229

Am. Metro/Study Corp
Marque Nelson
14881 Quorum Dr #400
Dallas, TX 75240

Arborillogical Services, Inc.
Bill Seaman
16 Steel Rd.
Wylie, TX 75098

Dallas Asoc for Decency
Dan Panetti
P O Box 794647
Dallas, TX 75379

Dallas ISD
Stan Armstrong
3700 Ross Ave, Box 61
Dallas, TX 75204

Dallas Planning Asoc
Stuart Pully
P O Box 781609
Dallas, TX 75378

FW Dodge Reports
Donna McGuire
9155 Sterling Dr. Ste 160
Dallas, TX 75063

Jackson Walker
Suzan Kedron
901 Main St. #6000
Dallas, TX 75202

Kiestwood Neighbors
Neoma Shafer
2538 W Kiest Blvd
Dallas, TX 75233

Lake Highlands AIA
Tammy Santi
8821 Hackney Lane
Dallas, TX 75238

Lake Highlands AIA
Terri Woods
9603 Rocky Branch Drive
Dallas, TX 75243

Master Plan
Karl Crawley
900 Jackson St
Dallas, TX 75202

MetroStudy Corp
Rebecca Webb
14881 Quorum Dr #400
Dallas, TX 75254

Micheal R Coker Co
Michael R Coker
2700 Swiss Ave. #100
Dallas, TX 75209

Minyards Properties Inc
Dennis O'Malley
777 Freeport Pkwy
Coppell, TX 75019

Neighborhood Improvem Assoc
Sandra Crenshaw
3007 W Pentagon Pkwy #2004
Dallas, TX 75233

Oak Cliff Chamber
Joe Burkleo
545 Lacewood Drive
Dallas, TX 75224

PARC DU LAC
Linda Sharp
12126 Vendome Place
Dallas, TX 75230

Quick Trip Co.
Teri Dorazil
14450 Trinity Blvd. #300
Fort Worth, TX 76155

Reed Construction Data
Renee Williams
11101 Stemmons Frwy Ste. 101
Dallas, TX 75229

Robert Reeves & Assoc. Inc.
Robert Reeves
900 Jackson St, Suite 160
Dallas, TX 75202

Signs Manufacturing
William Watson
4610 Mint Way
Dallas, TX 75236

United HOA
Norma Parry
1515 Reynaldston Ln.
Dallas, TX 75232

United HOA
Thelma J. Norman
2628 Blackstone Dr.
Dallas, TX 75237

United Homeowner
Raymond Montgomery
6762 Keswick Dr
Dallas, TX 75232

W.A.R.N.
Tashia Moseley
5353 Maple Ave. Ste. 200
Dallas, TX 75235

Luke Mallinson
1018 Kessler Pkwy
Dallas, TX 75208

Vicki Keene
738 Cedar Hill Dr
Dallas, TX 75208

East Kessler Park NA
Luke Mallinson
P. O. Box 224382
Dallas, TX 75222

Eighth Street Enterp
Ninette McDonald
521 W 8th Street
Dallas, TX 75208

Elderoaks Civic HOA
Victoria F Welcome
2319 Elderoaks Lane
Dallas, TX 75232

Kidd Springs NA
Vicki & Keene
738 Cedar Hill Ave
Dallas, TX 75208

Lake Cliff Crime Watch
Beverly Mendoza
520 E 5th Street
Dallas, TX 75203

Lake Cliff NA
Jon Radke
705 N Marsalis Ave
Dallas, TX 75203

Ledbetter Coalition
David Barrientos
5414 Bernal Drive
Dallas, TX 75212

N Oak Cliff St Sweepers
Ruby Jones
1630 Navaro
Dallas, TX 75208

Oak Cliff Tribune
Kathie Magers
115 N Edgefield Ave
Dallas, TX 75208

Prestige Designer Homes, Inc
Carolee Kamesch
5131 Grisham Dr Site B
Dallas, TX 75088
EN Z056-191(WE)

Raleigns-Hall Group
Frank M Stick
4224 N Hall St
Dallas, TX 75219

Sunset Hills NA
Timm Chamberlain
119 S Monrteal
Dallas, TX 75208

W Dal Chamber of Commerce
John Ward
P O Box 224301
Dallas, TX 75222

EN Z056-191(WE)