
FILE NUMBER: Z223-287(CR) **DATE FILED:** August 23, 2023

LOCATION: East line of South Riverfront Boulevard, south of Reunion Boulevard.

COUNCIL DISTRICT: 6

SIZE OF REQUEST: ± 0.6 acre **CENSUS TRACT:** 48113010002

REPRESENTATIVE/APPLICANT: Eric Khozindar

OWNER: Jiffy Properties, L. P

REQUEST: An application for renewal of Specific Use Permit No. 2430 for a bail bonds office on property zoned within the Mixmaster Riverfront Subdistrict of Planned Development District No. 784, the Trinity River Corridor Special Purpose District.

SUMMARY: The purpose of the request is to allow for the continued operation of a bail bonds office.

STAFF RECOMMENDATION: Approval for a two-year period subject to amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with an existing building and parking lot and operates as a bail bonds office approved by SUP No. 2430.
- The City Council approved Specific Use Permit No. 2430 for a bail bonds office on the subject property for a two-year period on November 10, 2021. This application for renewal of SUP 2430 was made prior to the SUP expiration date of November 10, 2023.
- On September 24, 2008, the City Council approved the creation of Planned Development District No. 784, the Trinity River Corridor Special Purpose District. The request site is located within the Mixmaster Riverfront Subarea. The purpose of the PD was to implement the Trinity River Corridor Comprehensive Land Use Plan with form-based zoning by integrating urban design into land use and development regulations and defining the desired scale and character of a particular area.
- PD No. 784 requires a Specific Use Permit for bail bonds office uses more than 500 feet away from a detention facility when located within the Downtown Form District. The request site is located within approximately 1,000 feet from a detention facility.
- PD No. 784 defines bail bonds office as “an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.”
- No changes are proposed to the existing site plan.

Zoning History:

There have been four zoning cases in the area in the last five years:

1. **Z223-206:** On January 10, 2024, the City Council approved Specific Use Permit No. 2512 for a bail bonds office on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, located on the northeast corner of South Riverfront Boulevard and Reunion Boulevard.
2. **Z212-162:** On May 18, 2022, the City Council approved an amendment and renewal of Specific Use Permit No. 1831 for a bail bond office on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, located on the southeast corner of South Riverfront Boulevard and Reunion Boulevard.

3. **Z201-267:** On November 10, 2021, the City Council approved Specific Use Permit No. 2430 for a bail bonds office on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, located on the east line of Riverfront Boulevard, south of Reunion Boulevard. [subject site]
4. **Z201-314:** On August 10, 2022, the City Council approved an application for the renewal of Specific Use Permit No. 2167 for a bail bonds office on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, located on the southwest corner of Reunion Boulevard and Rock Island Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Riverfront Blvd.	Principal Arterial	130 feet
S. Reunion Blvd.	Minor Arterial	107 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 will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

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 evaluating the applicant's request.

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

Area Plan(s):

The *360 Plan* is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. Building upon the strategies found in the original plan, adopted in 2011, the *360 Plan* is organized around the idea of creating a complete and connected City Center that provides an enriching urban experience for residents, workers, and visitors. The *360 Plan* provides a framework for a complete and connected City Center that provides enhanced opportunities for living, employment, education, and open space.

The area of request is located within the Riverfront District, one of the core-supporting districts, as identified in the plan.

The Trinity River and its oxbows form the core of the Riverfront District. Since Dallas' founding, the Trinity River and its tributaries have fueled the city's industries, from milling to manufacturing, playing a large role in the city's growth and prosperity. Though the type of industry has changed over the years, Riverfront still contains a bulk of the city's industrial uses, including car lots and repair shops, salvage yards, and small manufacturers; Dallas County justice facilities are also located in Riverfront.

Access to Riverfront has been a challenge, having to cross interwoven routes of rail, river, levees, and high-speed roads and freeways; however, the Santa Fe Trail and Ronald Kirk Bridge have made the area more accessible, improving connections to Downtown at the district's southern and northern ends, respectively.

The *360 Plan* acknowledges that efforts have been made to transform the area into a more urban neighborhood; nonetheless, the area plan notes that industrial uses will continue to locate in Riverfront so long as land remains cheap and readily available along the periphery of Downtown.

Based on the current uses and the existing condition of the area surrounding the area of request, it is staff's opinion that the proposed bail bond office does not conflict with the goals set in the area plan for the Riverfront District.

Land Use:

	Zoning	Land Use
Site	Mixmaster Riverfront Subdistrict, PD 784	Bail bonds office
North	Mixmaster Riverfront Subdistrict, PD 784 SUP 1831	Bail bonds office, liquor store
East	Mixmaster Riverfront Subdistrict, PD 784	Vacant/right-of-way
South	Mixmaster Riverfront Subdistrict, PD 784, SUP 2370	Bail bonds office
West	Mixmaster Riverfront Subdistrict, PD 784, SUP 2167	Bail bonds office, liquor store, fuel station/convenience store

Land Use Compatibility:

The area of request is currently located within Planned Development District No. 784 and is developed as a bail bonds office building. The site is surrounded by bail bond offices to the north, south, and west. East of the site is the right-of-way for Stemmons Freeway.

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 nearest existing bail bonds offices are abutting the site to the north and south along with three others located across the street to the west. Staff is in support of the request due to the current uses that surround the site all being bail bond offices. The other uses in the area include more intense uses such as liquor stores, an antenna tower, and a contractor’s office which operates as designers, fabricators, and installers of sheet metal. Although the distance measures to over 1,000 feet, the location is appropriate since it is in close proximity to the detention facility and courthouse and surrounded by other similar

uses. Therefore, staff has determined that the SUP renewal is consistent with surrounding land uses and is appropriate from a land use perspective.

Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

Parking:

Planned Development District No. 784 requires one parking space per 333 square feet of floor area for a bail bonds office. The existing 1,923 square foot building requires a total of 6 parking spaces. Twelve off-street parking spaces as shown on the site plan.

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 not located in or near a MVA cluster.

LIST OF OFFICERS

Jiffy Properties, L.P. (Owner)

Lauren Lynn Oznick, general partner and limited partner

Melissa Renee Merket, limited partner

David J. McGowan, limited partner

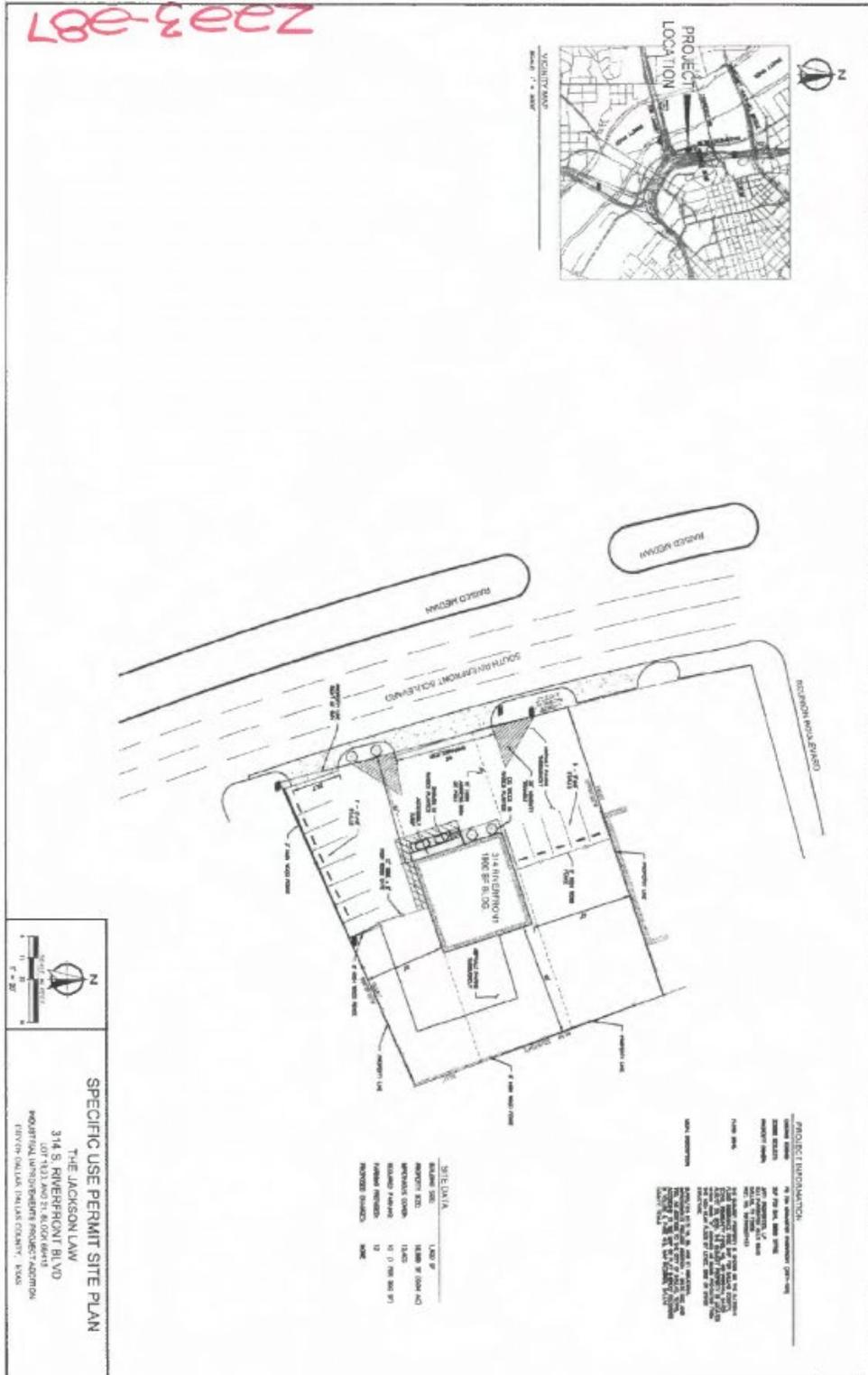
1st Call Bail Bonds (Tenant)

Eric Khozindar

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a bail bond office.
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 two years from the passage of this ordinance [~~November 10, 2023~~].
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. 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.

EXISTING SITE PLAN (NO CHANGES)



Z223-287

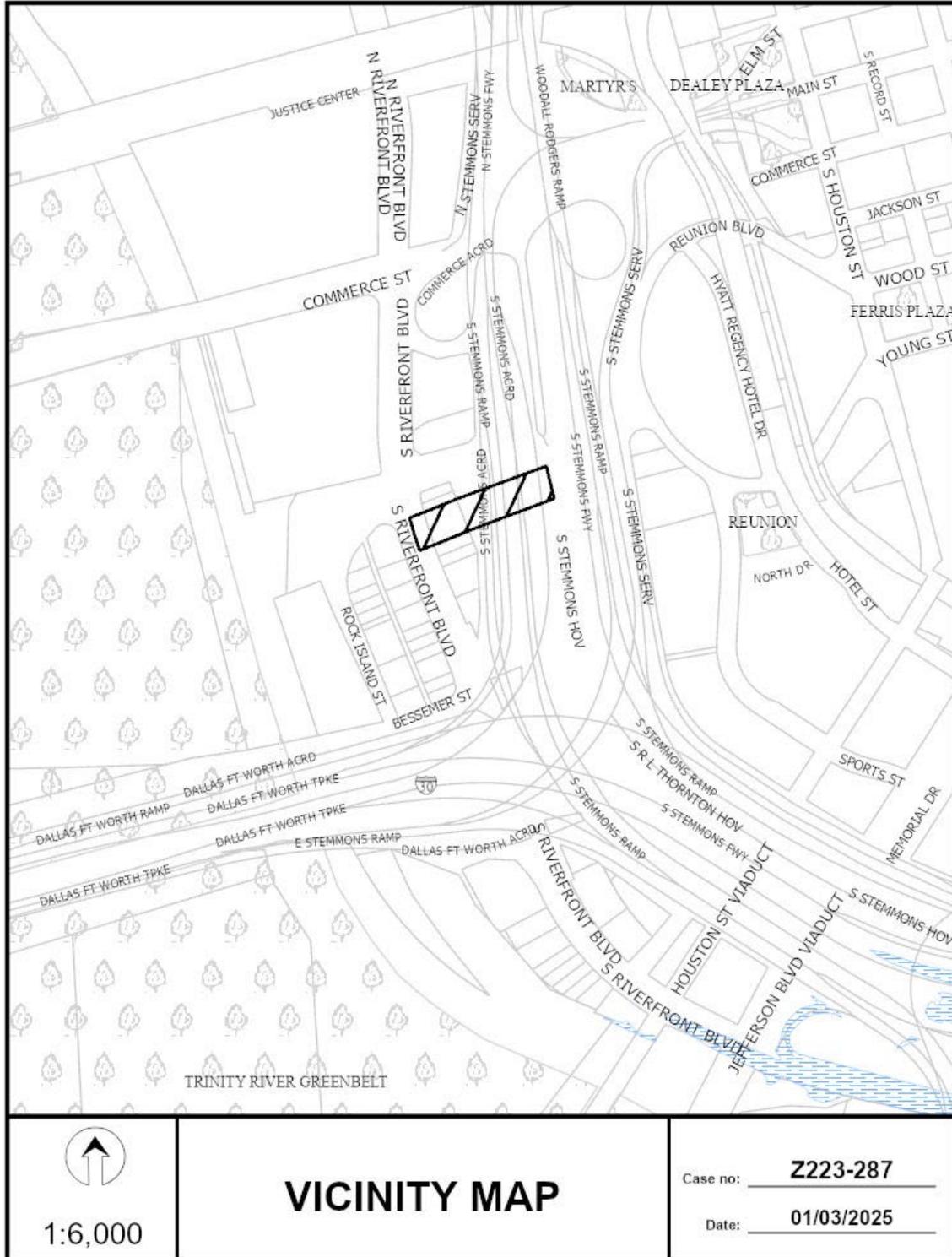


SPECIFIC USE PERMIT SITE PLAN

THE JACKSON LAW
314 S. RIVERFRONT BLVD
LOT 1133 AND 21, BLOCK 66413
HOUSTON UTILITIES PROJECT ALLOCATION
ELECTRIC FACILITY (IN-LINE CABLE) - 1000

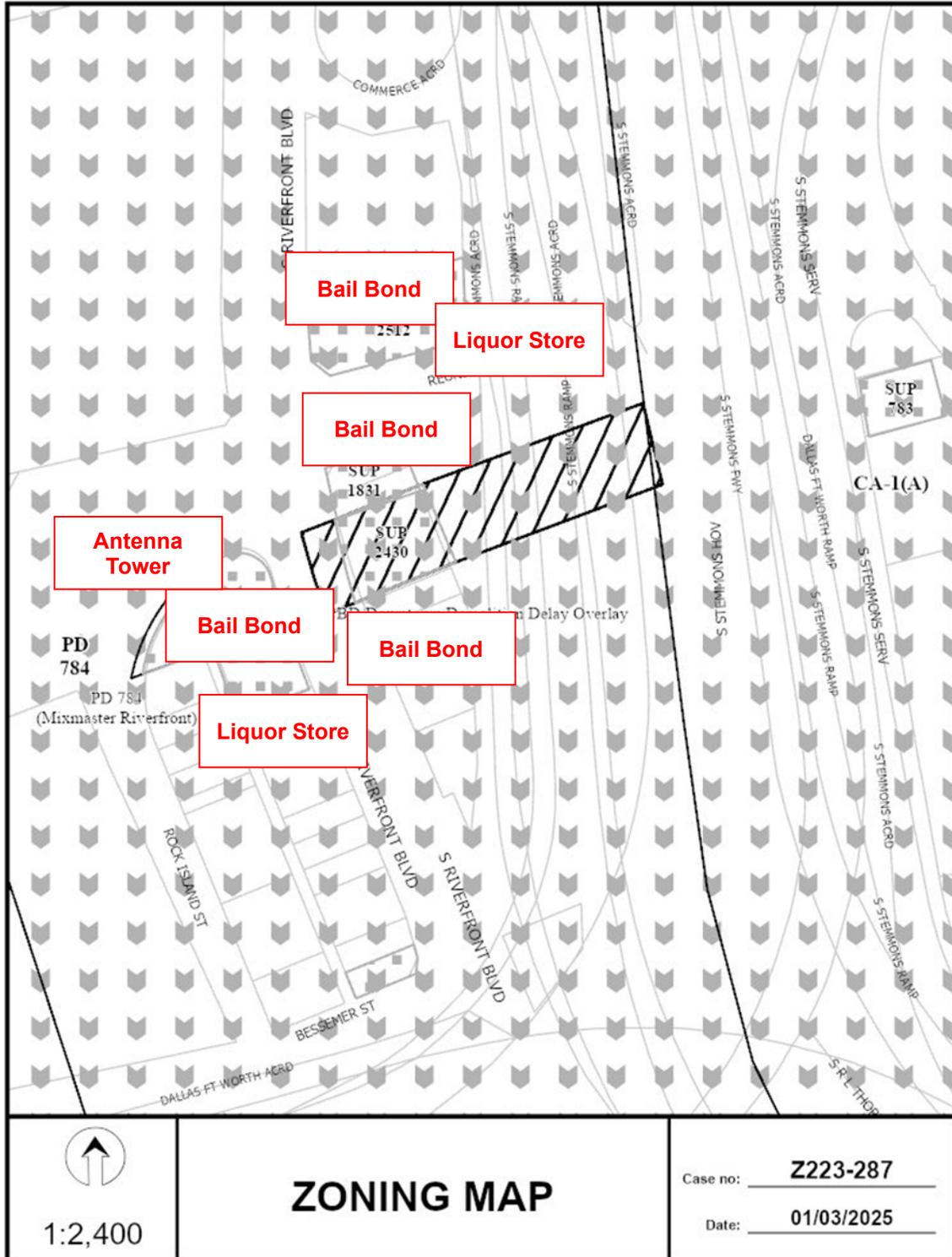
SITE DATA	
BLDG. SIZE	1000 SF
ADJACENT BLDG.	1000 SF (0.000 AD)
ADJACENT CORNER	1000 SF
BLDG. 7' SETBACK	N 1' (0.000 SF)
ADJACENT 7' SETBACK	0'
ADJACENT 7' SETBACK	0'

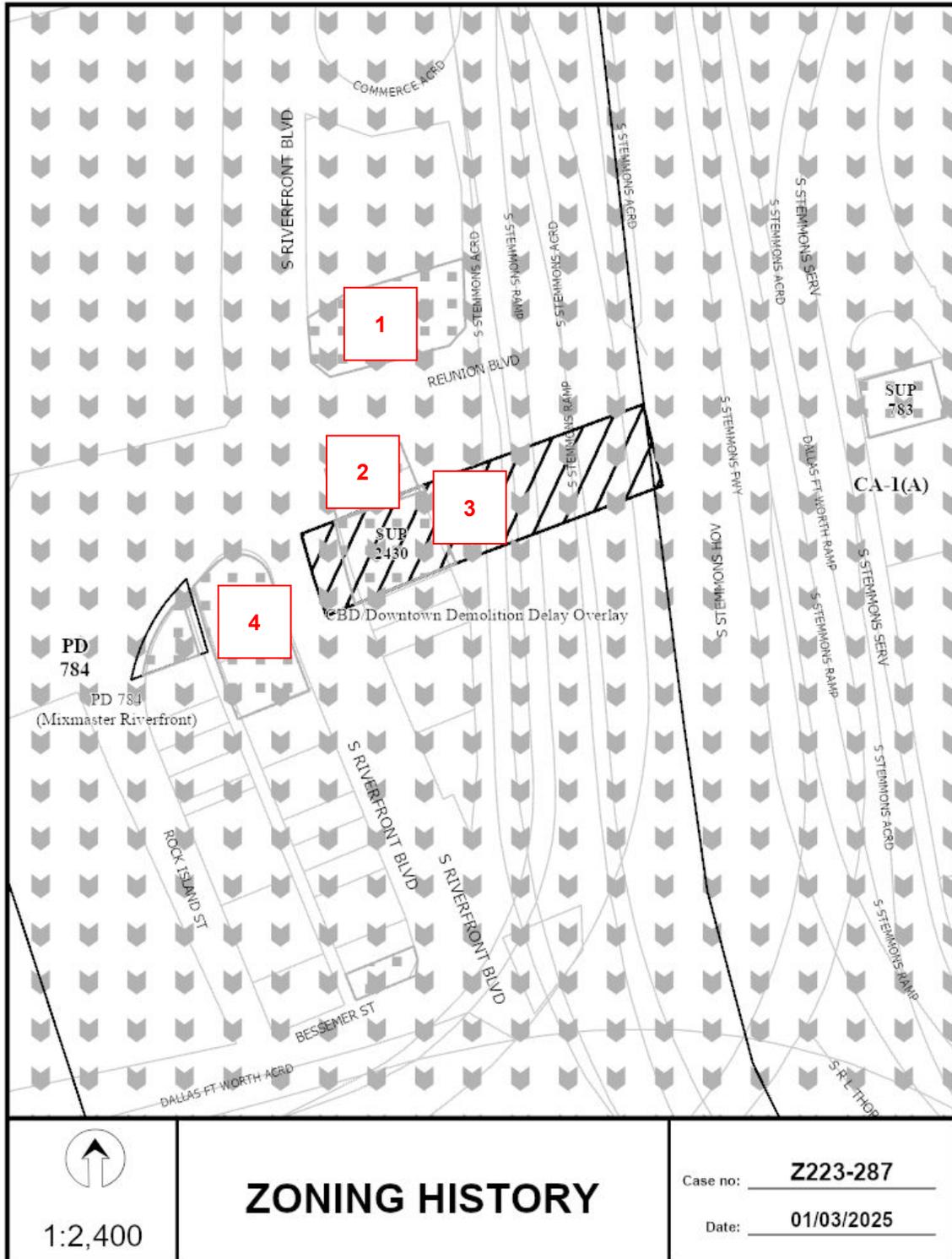
PROJECT INFORMATION:
PROJECT NO. 223-287
DATE: 10/15/2013
DRAWN BY: J. JACKSON
CHECKED BY: J. JACKSON
SCALE: 1" = 20'
SHEET NO. 1 OF 1
PROJECT LOCATION: 314 S. RIVERFRONT BLVD, HOUSTON, TX 77001
PROJECT DESCRIPTION: HOUSTON UTILITIES PROJECT ALLOCATION
ELECTRIC FACILITY (IN-LINE CABLE) - 1000

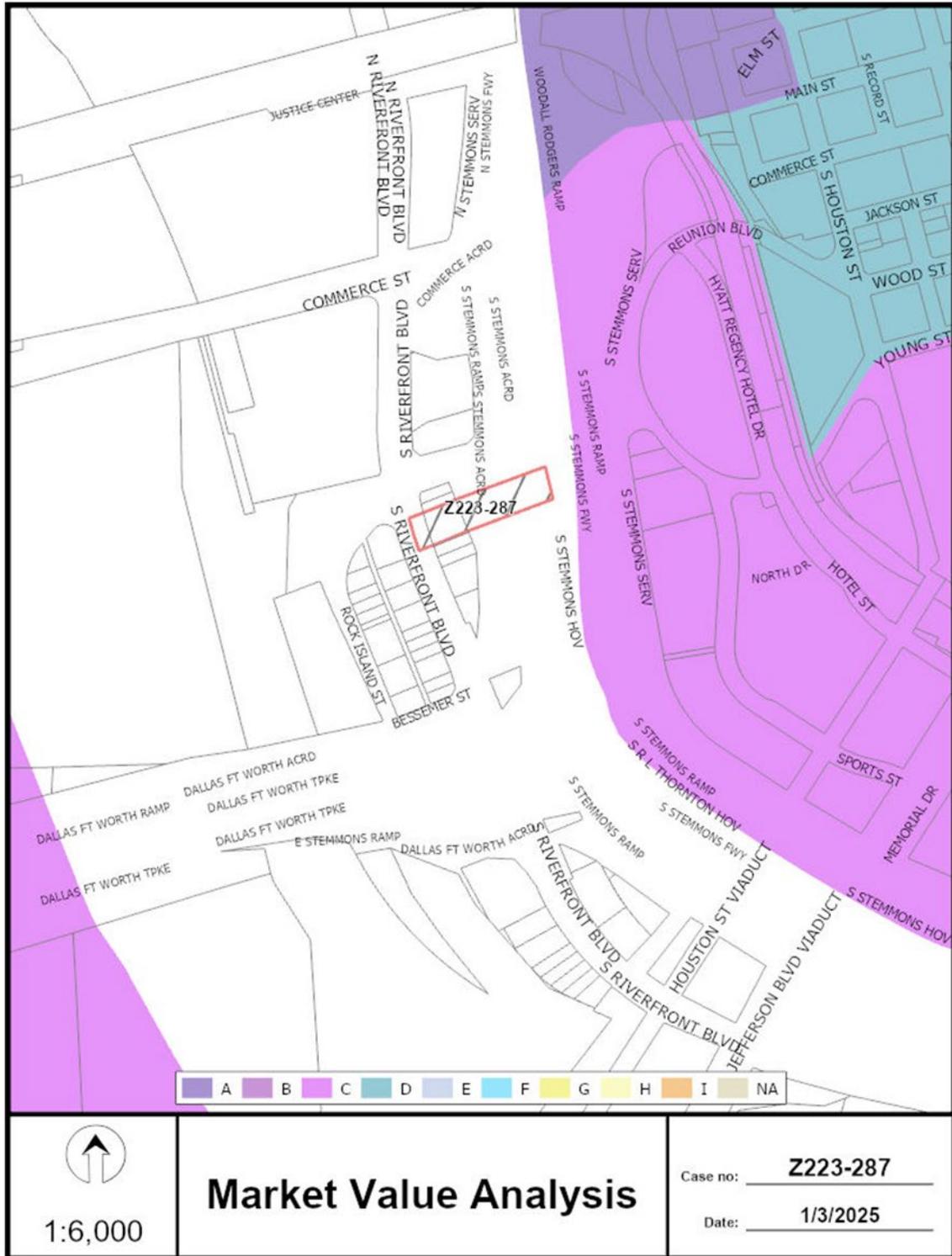


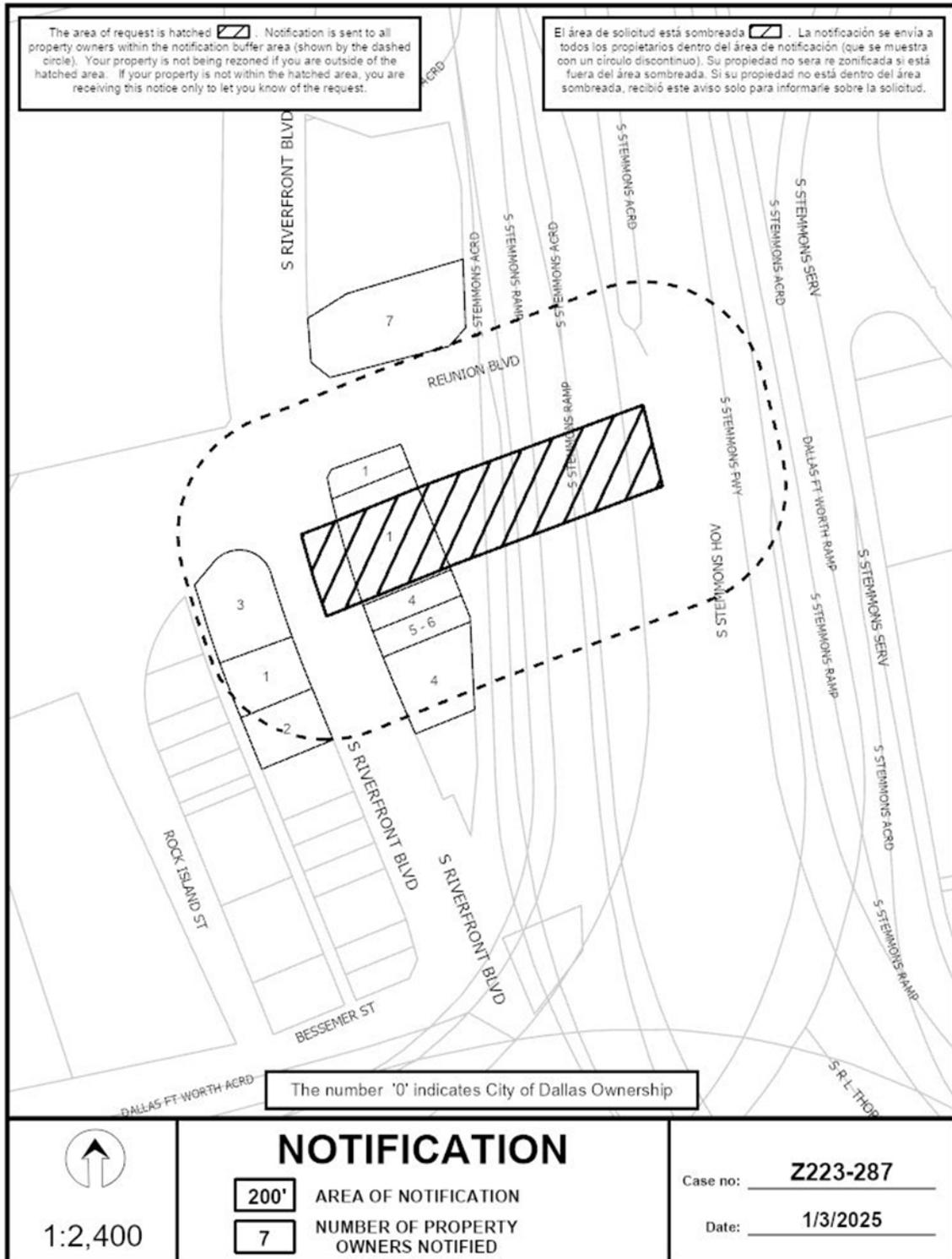


 1:2,400	<h1>AERIAL MAP</h1>	Case no: <u>Z223-287</u> Date: <u>01/03/2025</u>
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Z223-287(CR)

01/03/2025

Notification List of Property Owners

Z223-287

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	317 S RIVERFRONT BLVD	JIFFY PROPERTIES LP
2	323 S RIVERFRONT BLVD	LAMS FAMILY LTD
3	311 S RIVERFRONT BLVD	JIFFY PPTIES LP
4	350 S RIVERFRONT BLVD	330 RIVERFRONT JOINT VENTURE LLC
5	330 S RIVERFRONT BLVD	TOBACK & ASSOCIATES
6	330 S RIVERFRONT BLVD	330 RIVERFRONT JOINT VENTURE LLC
7	250 S RIVERFRONT BLVD	FRANCIS FAMILY HOLDINGS LTD