

**CITY PLAN COMMISSION**

**THURSDAY, NOVEMBER 6, 2023**

**Planner: Liliana Garza**

**FILE NUMBER:** Z223-206(LG) **DATE FILED:** February 14, 2023

**LOCATION:** Northeast corner of South Riverfront Boulevard and Reunion Boulevard

**COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** Approx. 0.7231 acres **CENSUS TRACT:** 48113010002

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**REPRESENTATIVE:** Paul Wieneskie

**APPLICANT:** Karen Dando, Southern Bail Bonds

**OWNER:** Kandace T. Dunn, Francis Family Holdings, LTD

**REQUEST:** An application for a Specific Use Permit for a bail bonds office within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District.

**SUMMARY:** The purpose of the request is to allow a bail bonds office within the existing building.

**STAFF RECOMMENDATION:** **Approval** for a three-year period, subject to a site plan and conditions.

## **BACKGROUND INFORMATION:**

- The area of request is currently developed with a building and is within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District.
- The applicant is proposing to operate a bail bonds office within the existing building.
- PD No. 784 requires a Specific Use Permit for bail bonds office uses more than 500 feet away from a detention facility.

## **Zoning History:**

There have been five zoning cases in the area in the last five years.

1. **Z212-162:** On May 18, 2022, the City Council approved an amendment and renewal of Specific Use Permit No. 1831 for a bail bonds office for a four-year period on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the southeast corner of Reunion Boulevard and Riverfront Boulevard.
2. **Z201-267:** On November 10, 2021, the City Council approved a Specific Use Permit for a bail bonds office for a two-year period on property within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the east line of Riverfront Boulevard, south of Reunion Boulevard.
3. **Z201-314:** On August 10, 2022, the City Council approved the renewal of Specific Use Permit No. 2167 for a bail bonds office for a four-year period on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the west line of Riverfront Boulevard, south of Rock Island Street.
4. **Z190-161:** On June 24, 2020, the City Council approved the renewal of Specific Use Permit No. 1831 for a bail bonds office for a two-year period on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the southeast corner of Reunion Boulevard and Riverfront Boulevard.
5. **Z190-134:** On May 13, 2020, the City Council approved a Specific Use Permit for a bail bonds office for a two-year period on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the east side of South Riverfront Boulevard, south of Reunion Boulevard.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
South Riverfront Boulevard	Principal Arterial	130 ft.
Reunion Boulevard	Minor Arterial	107 ft.

**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:****Area Plans:**

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 site is within the Riverfront community situated between the Trinity River and west of Downtown Dallas. Riverfront still contains a bulk of the city's industrial uses and Dallas County justice facilities. Historically industrial, the district has become an urban playground in recent years as bike trails, greenways, and pedestrian paths have been incorporated into Dallas greatest natural asset. Nonetheless, the area plan notes that industrial uses will continue to locate in Riverfront so long as the land remains cheap and readily available along the periphery of Downtown.

Based on the current uses and the existing conditions on the surrounding areas from the area of request, the proposed bail bonds office does not conflict with the goals set in the area plan for the Riverfront District.

*Trinity River Corridor Comprehensive Land Use Study* was adopted by City Council in March 2005, and then revised in December 2009. Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live,

learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life.

The requested site is within the Central Business District module within the Downtown Lakes District. The district is the recognized core of the city of Dallas and includes the city's founding site as well as major civic and cultural institutions located in Downtown.

The applicant's request is consistent with the goals and policies of the Trinity River Corridor Comprehensive Land Use Study.

#### **Land Use:**

	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
<b>Site</b>	PDD No.784, Mixmaster Riverfront Subarea	Liquor store & vacant office
<b>North</b>	PDD No.784, Mixmaster Riverfront Subarea	Office building, commercial parking lot or garage
<b>East</b>	PDD No.784, Mixmaster Riverfront Subarea	I-35E [N. Stemmons Freeway]
<b>South</b>	PDD No.784, Mixmaster Riverfront Subarea	Office building, bail bond office
<b>West</b>	PDD No.784, Mixmaster Riverfront Subarea	Utility or government installation (other), Office building

#### **Land Use Compatibility:**

The area of request is currently developed with a one-story, approximately 6,575 square foot building. The building consists of a 4,200 square foot convenience store and a vacant 2,375 square foot office space. The applicant is proposing to operate a bails bond office from the vacant space. Surrounding land uses consist of a law office and bail bond office to the south, and to the north is another bail bond office and commercial parking lot or garage. An office building and a bail bond office are located to the west, and the Stemmons Freeway is located to the east.

PD No. 784 requires a Specific Use Permit for bail bonds office uses more than 500 feet away from a detention facility. Therefore, the applicant requests a Specific Use Permit for a bail bonds office.

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.

Staff supports the request because the proposed use is consistent with the character of the surrounding area and is not foreseen to be detrimental to adjacent properties. However, staff recommends a time limit of three years with no option for automatic renewal. Staff believes this time limit will allow an initial period for the applicant to demonstrate their operation of the bail bonds office, which can then be reevaluated following this initial period.

**Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

**Parking:**

Pursuant to the parking regulations in PD No. 784, the off-street parking requirement for a bail bonds office is calculated at a ratio of one space per 333 square feet of floor area. The bail bonds office contains 2,375 square feet, requiring eight parking spaces. The applicant is providing eight parking spaces per 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 currently not within an MVA cluster.

**List of Officers**

Owner: Francis Family Holdings, LTD

Lazy KT Enterprises, Inc., General Partner  
Kandace T. Dunn, President

Applicant: Southern Bail Bonds

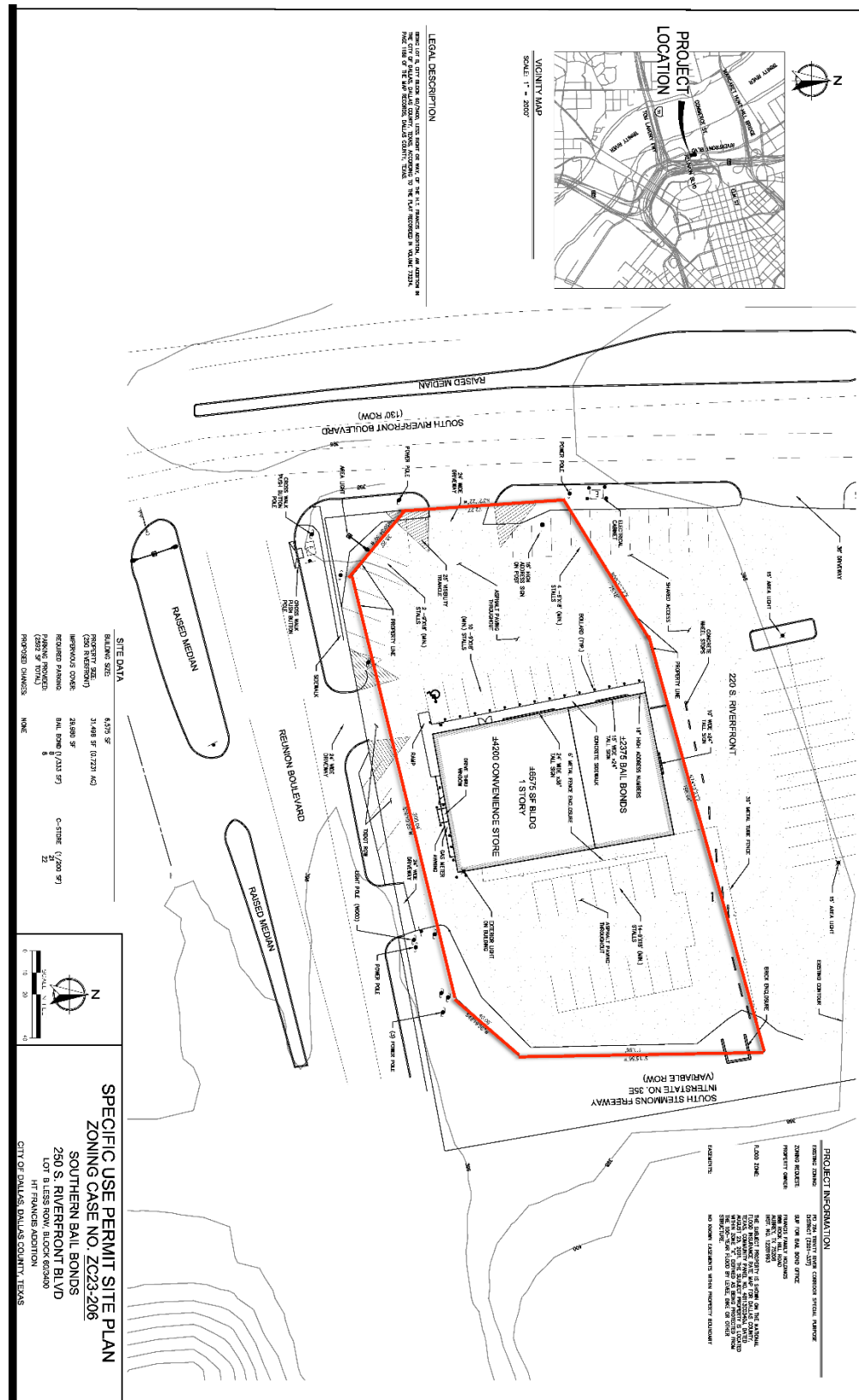
Karen Dando, Agent/Owner

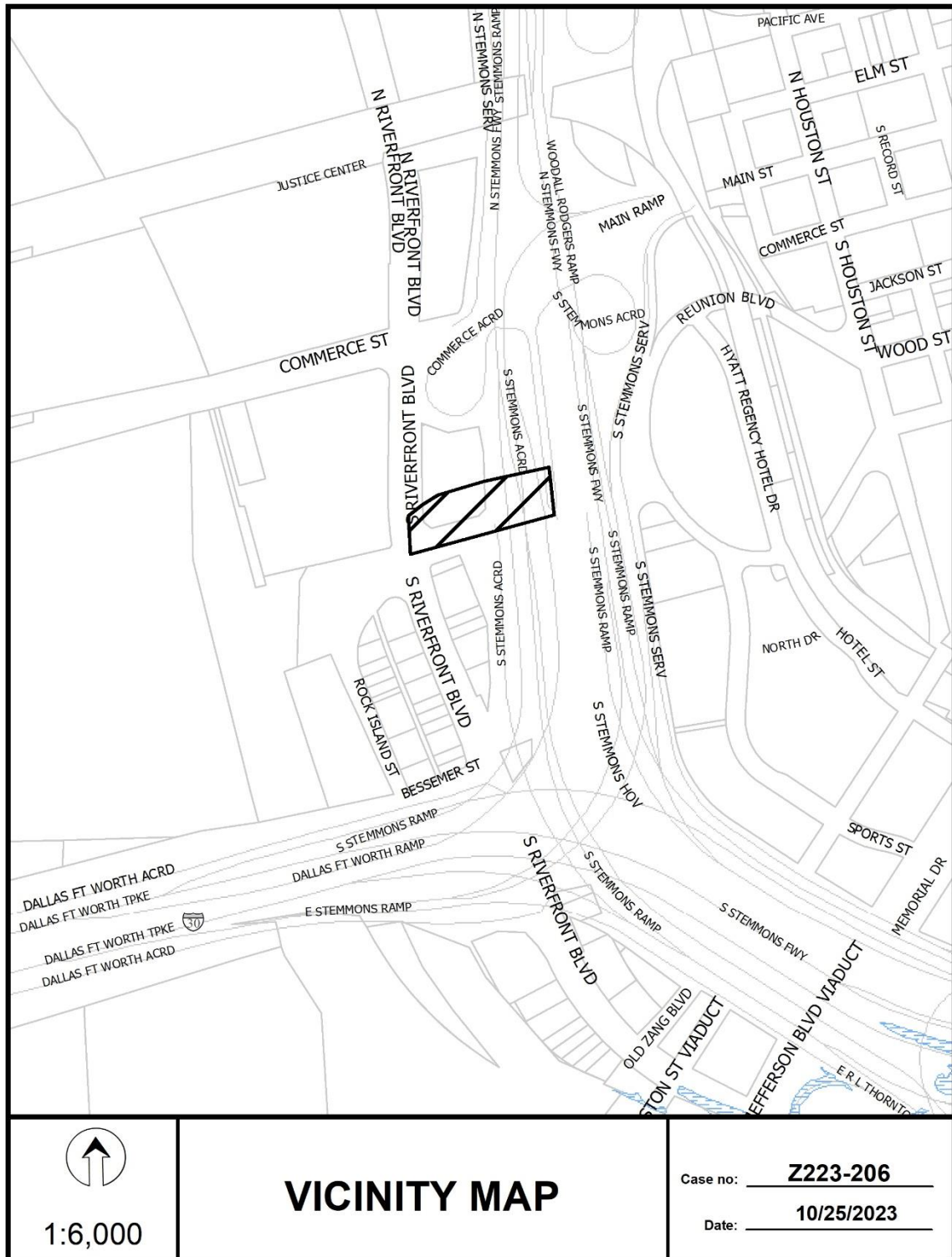
### **PROPOSED CONDITIONS**

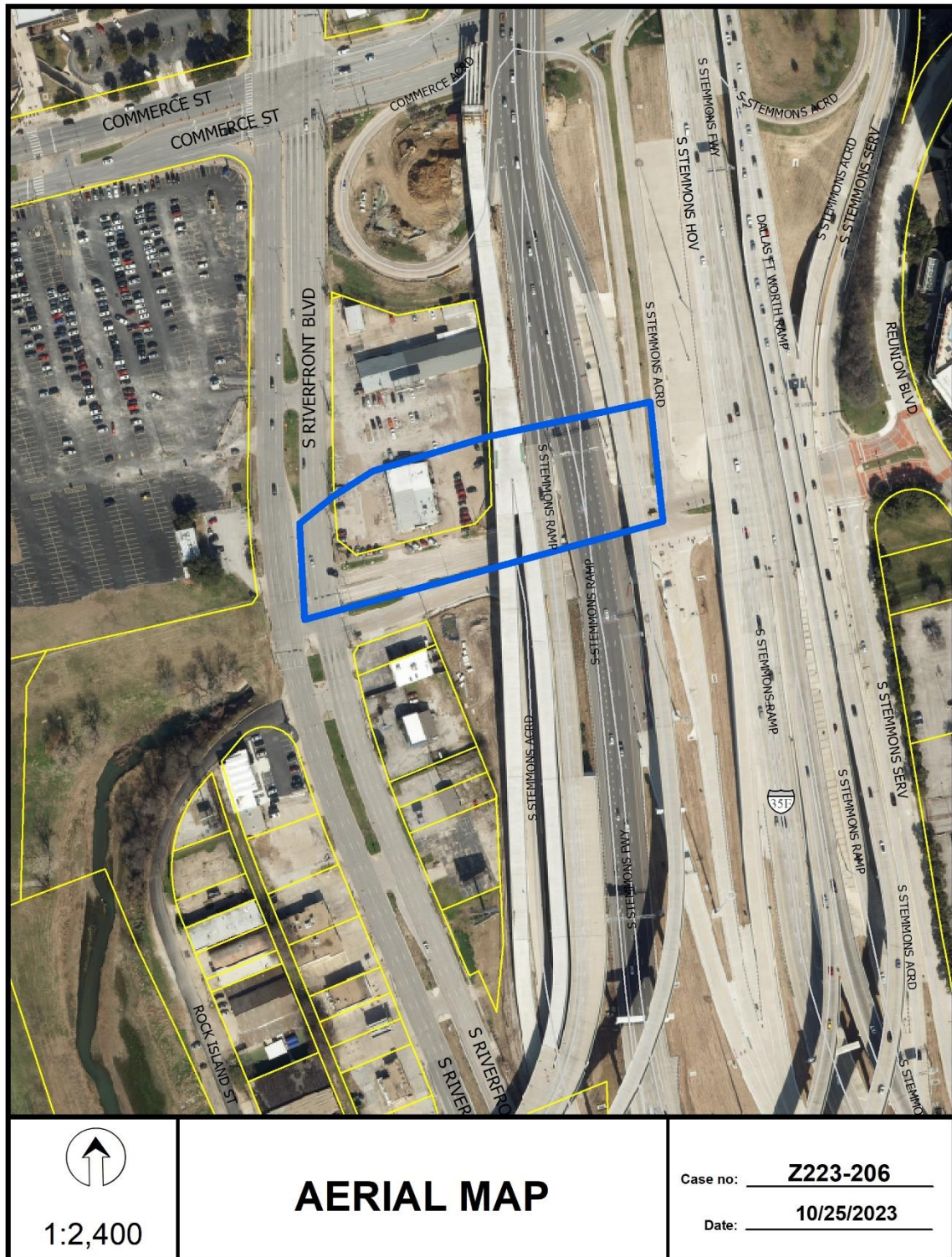
1. USE: The only use authorized by this specific use permit is a bail bond office.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance).
4. MAINTENANCE: The Property 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.



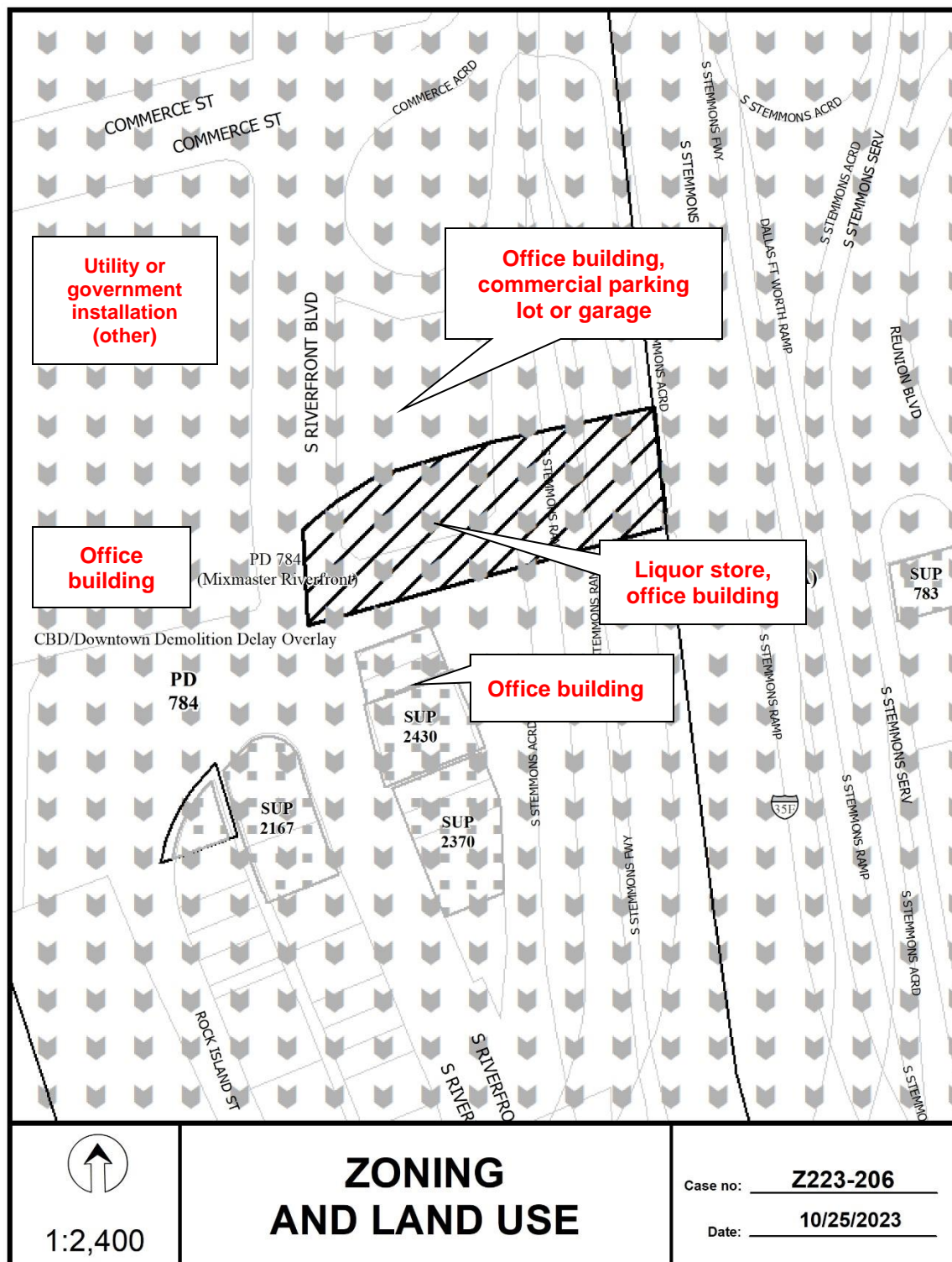
## PROPOSED SITE PLAN

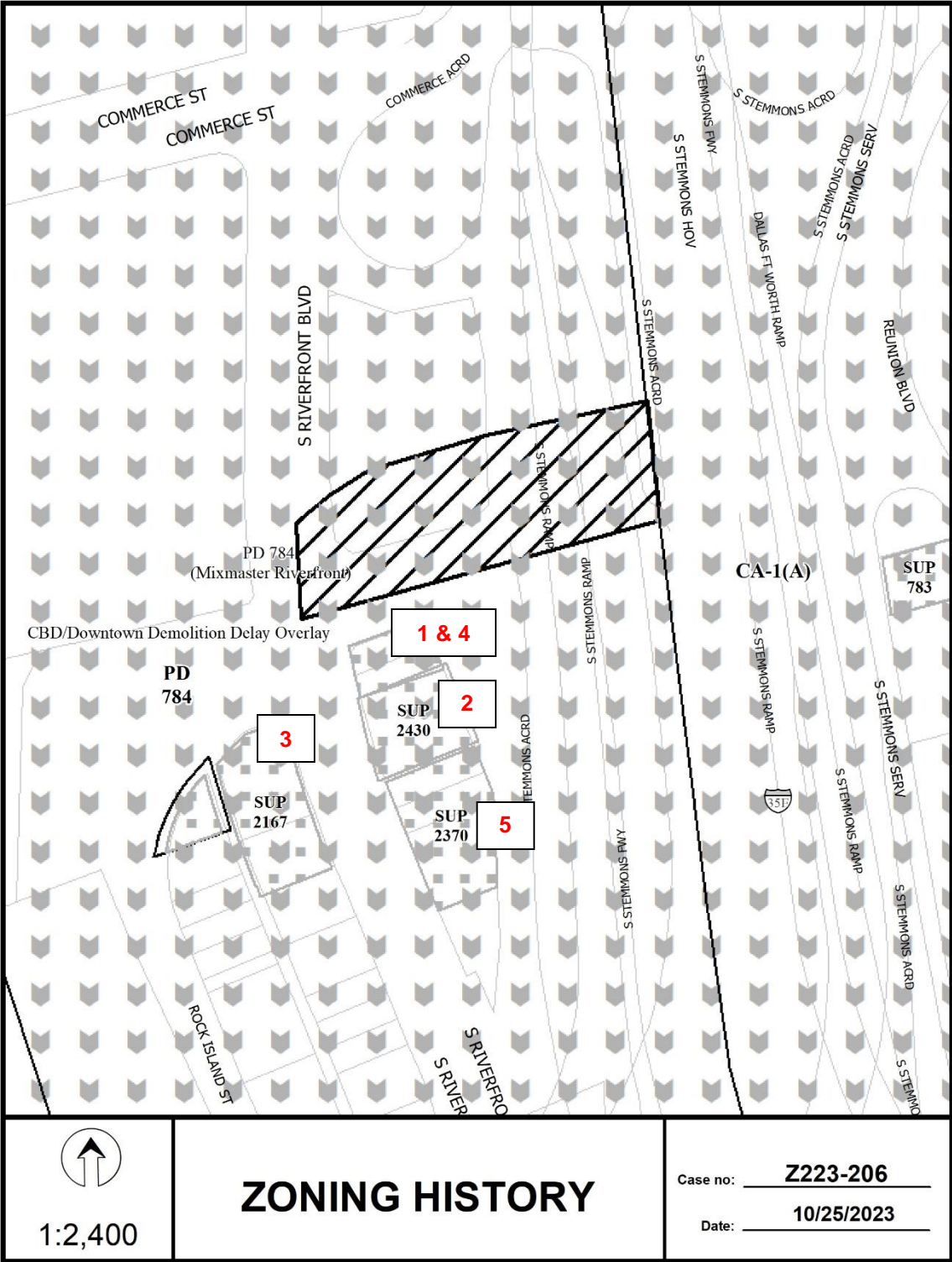


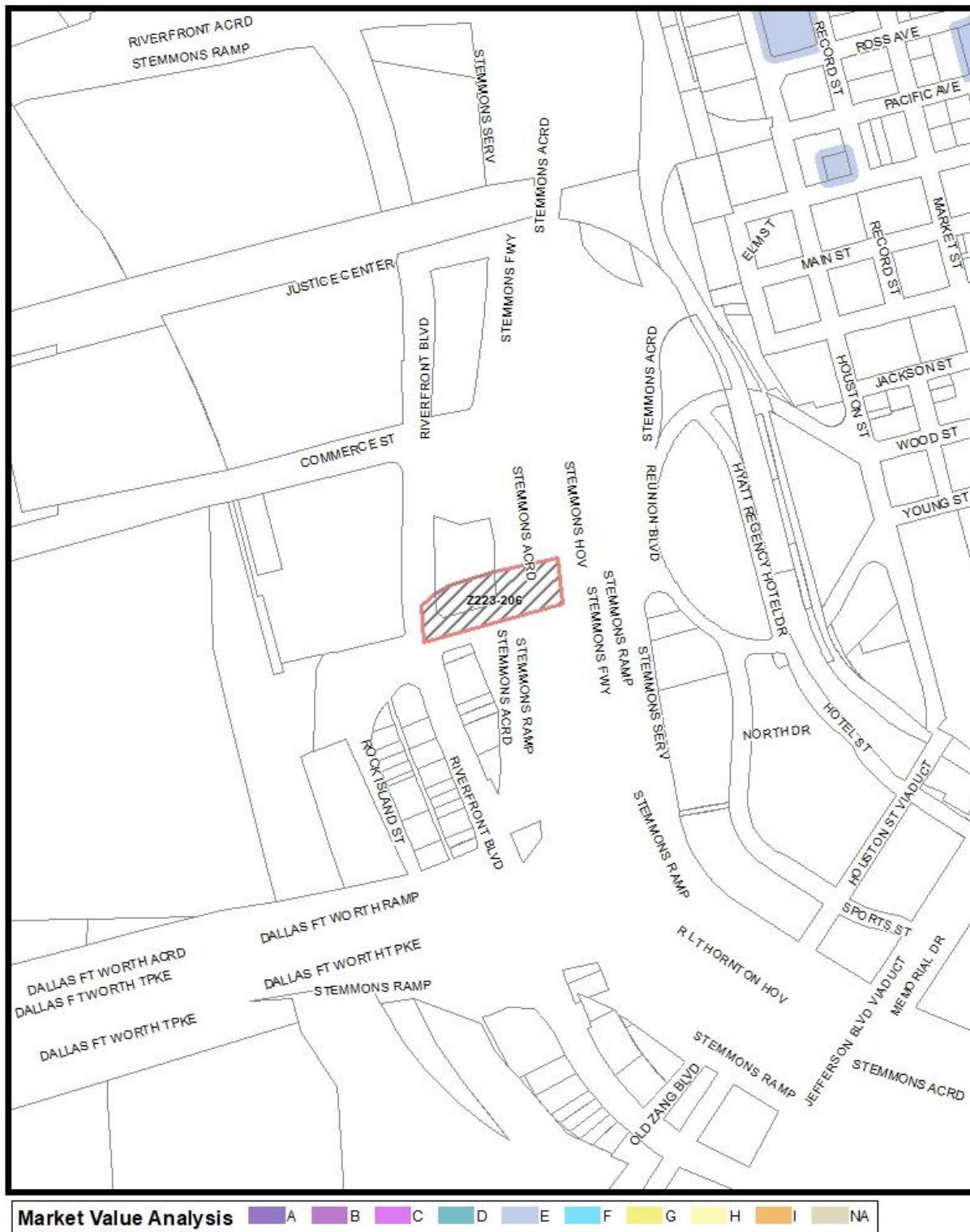










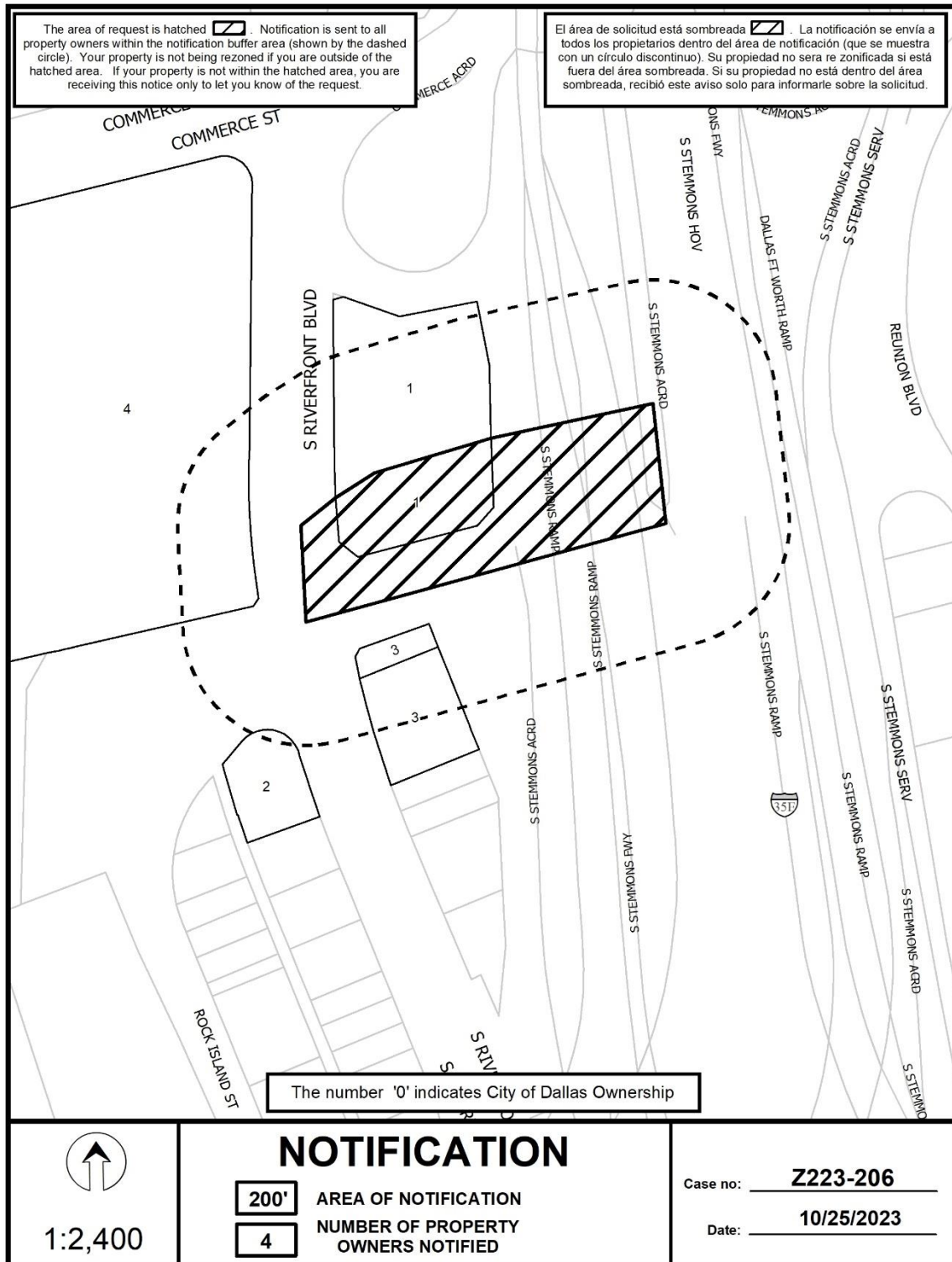


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## Market Value Analysis

Printed Date: 10/25/2023





Z223-206(LG)

10/25/2023

***Notification List of Property Owners***

***Z223-206***

***4 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	220 S RIVERFRONT BLVD	FRANCIS FAMILY HOLDINGS LTD
2	311 S RIVERFRONT BLVD	JIFFY PPTIES LP
3	314 S RIVERFRONT BLVD	JIFFY PROPERTIES LP
4	257 S RIVERFRONT BLVD	CHPD-LP