

FILE NUMBER: Z201-334(MP) **DATE FILED:** August 30, 2021
LOCATION: Northwest corner of South Riverfront Boulevard and Bessemer Street
COUNCIL DISTRICT: 6 **MAPSCO:** 45 S
SIZE OF REQUEST: Approx. 0.12 acres **CENSUS TRACT:** 100.00

REPRESENTATIVE/APPLICANT: Jamal Qaddura

OWNER: Mehmood Lakhani

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

SUMMARY: The purpose of the request is to allow for a bail bonds office to be located on the site.

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

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

BACKGROUND INFORMATION:

- The property is seeking a new Specific Use Permit for a bail bonds office.
- The previous SUP 2239 was approved by City Council on May 10, 2017 for a period of 2 years with eligibility for automatic renewal for two-year periods. It was renewed in 2019, but expired in May 2021. Since the old approval fully expired, this case requires a new SUP.
- The applicant is not proposing any changes to the building or the previously approved site plan.
- 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 1,200 feet from a detention facility.
- PD No. 784 includes a definition for bail bonds office, an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

Zoning History:

There have been six zoning cases on four sites in the area in the past five years.

1. **Z167-162:** On April 13, 2017, the automatic renewal of Specific Use Permit No. 1831 for a bail bonds office, was approved for a three-year period, on property zoned as the Mixmaster Riverfront Subarea within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, located on the southeast corner of Reunion Boulevard and Riverfront Boulevard.
2. **Z178-332:** On December 24, 2018, the automatic renewal of Specific Use Permit No. 2167 for a bail bonds office, was approved for a three-year period with the eligibility of automatic renewals for additional three-year periods, on property zoned as the Mixmaster Riverfront Subarea within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, located on the southwest corner of Reunion Boulevard and Rock Island Street.
3. **Z190-134:** On May 13, 2020, the City Council approved Specific Use Permit No. 2370 for a bail bonds office, for a two-year period, subject to a site plan and conditions, on property zoned as the Mixmaster Riverfront Subarea within Planned Development

District No. 784, the Trinity River Corridor Special Purpose District, located on the east side of South Riverfront Boulevard, south of Reunion Boulevard.

4. **Z190-161:** On June 24, 2020, City Council approved the renewal of Specific Use Permit No. 1831 for a bail bonds office on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District.
5. **Z201-267:** An application for a Specific Use Permit for a bail bonds office on property zoned as the Mixmaster Riverfront Subarea within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, located on the southwest corner of Reunion Boulevard and Riverfront Boulevard [under review].
6. **Z201-314:** An application for the automatic renewal of Specific Use Permit No. 2167 for a bail bonds office on property zoned as the Mixmaster Riverfront Subarea within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, located on the southwest corner of Reunion Boulevard and Rock Island Street [under review].

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Riverfront Boulevard	Principal Arterial	130 feet
Bessemer Street	Local	-

Traffic:

The Engineering Section of 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. 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:

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 the 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	PD 784 (Mixmaster Riverfront)	Bail Bonds Office
North	PD 784 (Mixmaster Riverfront)	Motor Vehicle Fueling Station
East	PD 784 (Mixmaster Riverfront)	Undeveloped, Elevated Freeway
South	PD 784 (Mixmaster Riverfront)	Elevated Freeway
West	PD 784 (Mixmaster Riverfront)	Industrial (Indoor)

Land Use Compatibility:

The area of request is currently located within the Planned Development District No. 784 and is currently being used as a bail bond office. The site has nearby bail bond offices to the north, northwest, and northeast. East and south of the site are the elevated freeways I-35 and I-30. There is motor vehicle fueling station to the north. The block has an alley running through it, behind the subject site.

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 consists of a Specific Use Permit which is required for the bail bonds office use per PD No. 784 when the site is located within the Downtown Form District. Bail bonds is a permitted use but requires a SUP when it is located more than 500 feet from a detention facility. The nearest detention facility is located over 1,200 feet from the site. The nearest existing bail bonds offices are within the same block as the site to the north and two others exist across Riverfront Boulevard. Staff is in support of the request due to the current uses that surround the site all being bail bond offices and its proximity to a detention facility and the fact that the existing site is used as a bail bonds office with prior SUP approval, under the same operator, which let its previous SUP lapse.

Nearby properties do not have uses that are likely to be impacted by the proposed use. The other uses in the area include more intense uses such as liquor stores, indoor industrial, and an outdoor pet services facility. Additionally, the freeway adjacency limits potential impacts on nearby property. Although the distance measures to over 1,200 feet, the location is appropriate since it is in close proximity to the detention facility and courthouse.

The applicant is requesting an SUP with a period of three years. Staff recommends this condition, to give the City ability to review potential impacts and operations in upcoming years. For example, nearby SUP 2370, also for a Bail Bonds Office, was approved in May of 2021 for a period of two years without eligibility for automatic renewal.

Landscaping:

Landscaping will 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 3,405 square foot building requires a total of 11 parking spaces. The site will provide 17 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.

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List of Partners/Principals/Officers

The sole owner is Mehmood Lakhani.

**CPC ACTION
DECEMBER 16, 2021**

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bail bonds office for a three-year period, subject to a site plan and conditions on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, at the northwest corner of South Riverfront Boulevard and Bessemer Street.

Maker: Carpenter
Second: Hampton
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

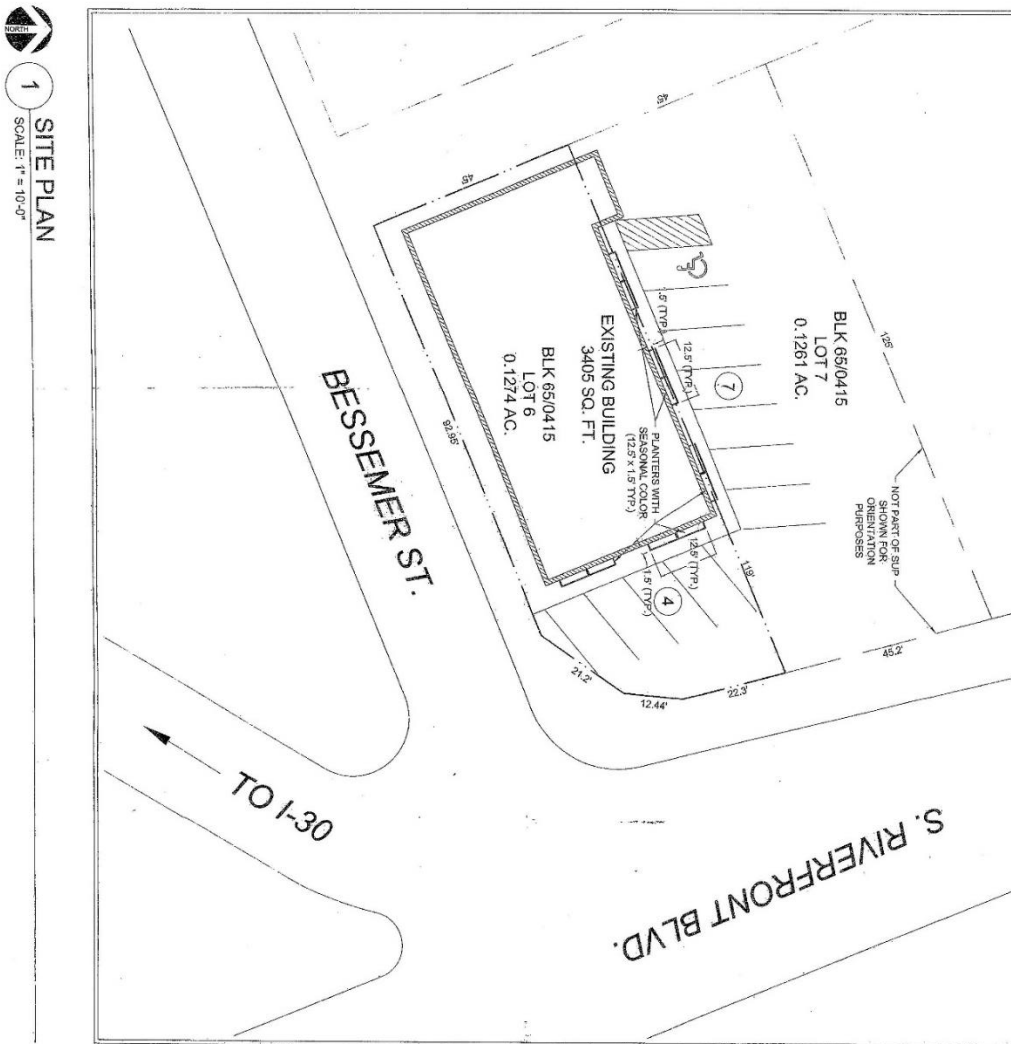
Notices: Area: 200 Mailed: 4
Replies: For: 0 Against: 0

Speakers: None

CPC RECOMMENDED SUP CONDITIONS

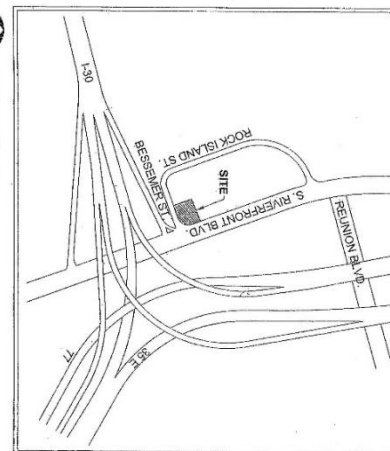
1. USE: The only use authorized by this specific use permit is a bail bonds office.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance)-
4. LANDSCAPING: Landscaping must be maintained per the attached site plan. Landscaping must be maintained in a healthy, growing condition.
5. FLOOR AREA: Maximum floor area for a bail bonds office is 3,405 square feet.
6. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. 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



1 SITE PLAN
SCALE: 1" = 10'-0"

VICINITY MAP
NTS

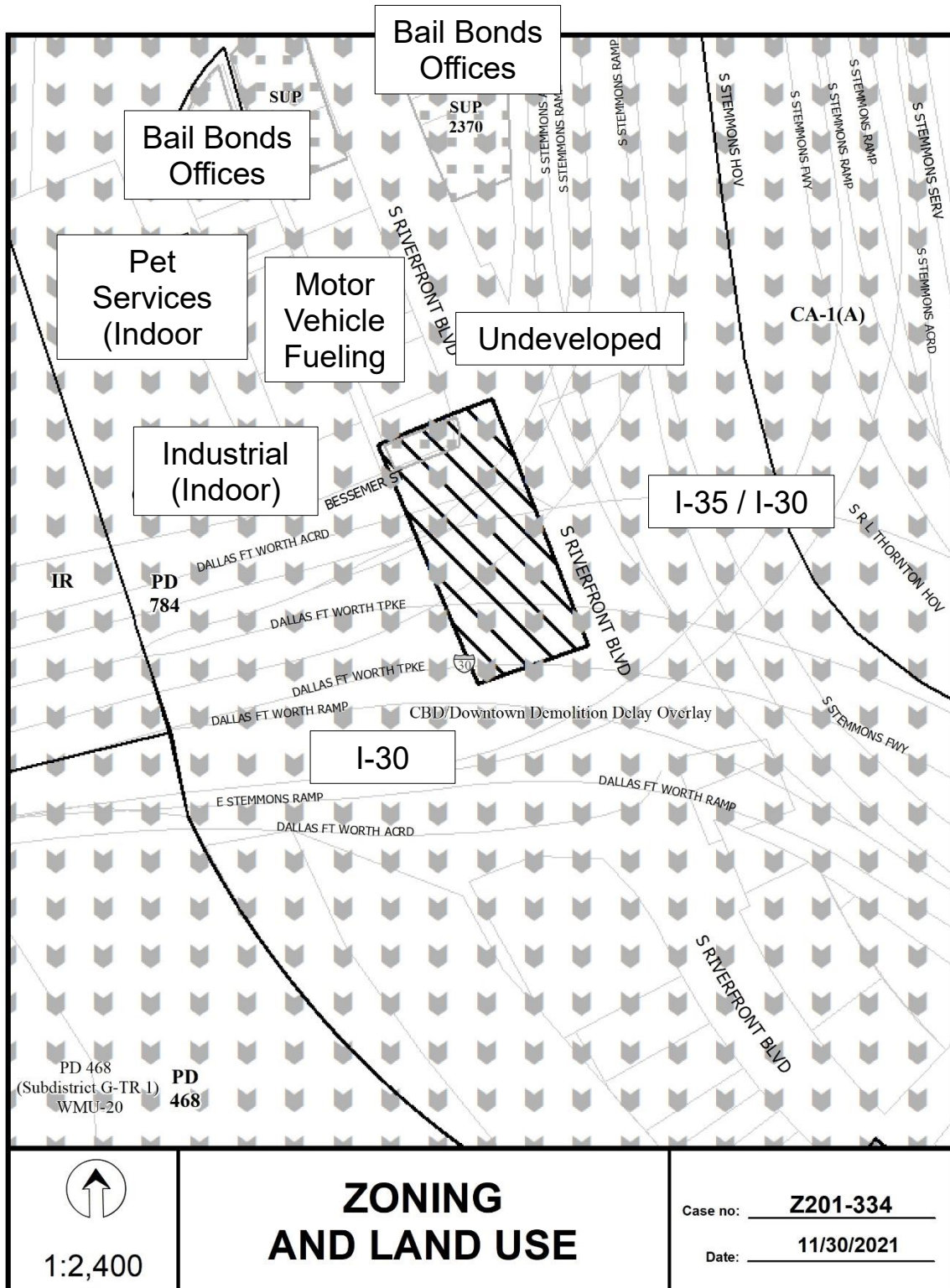


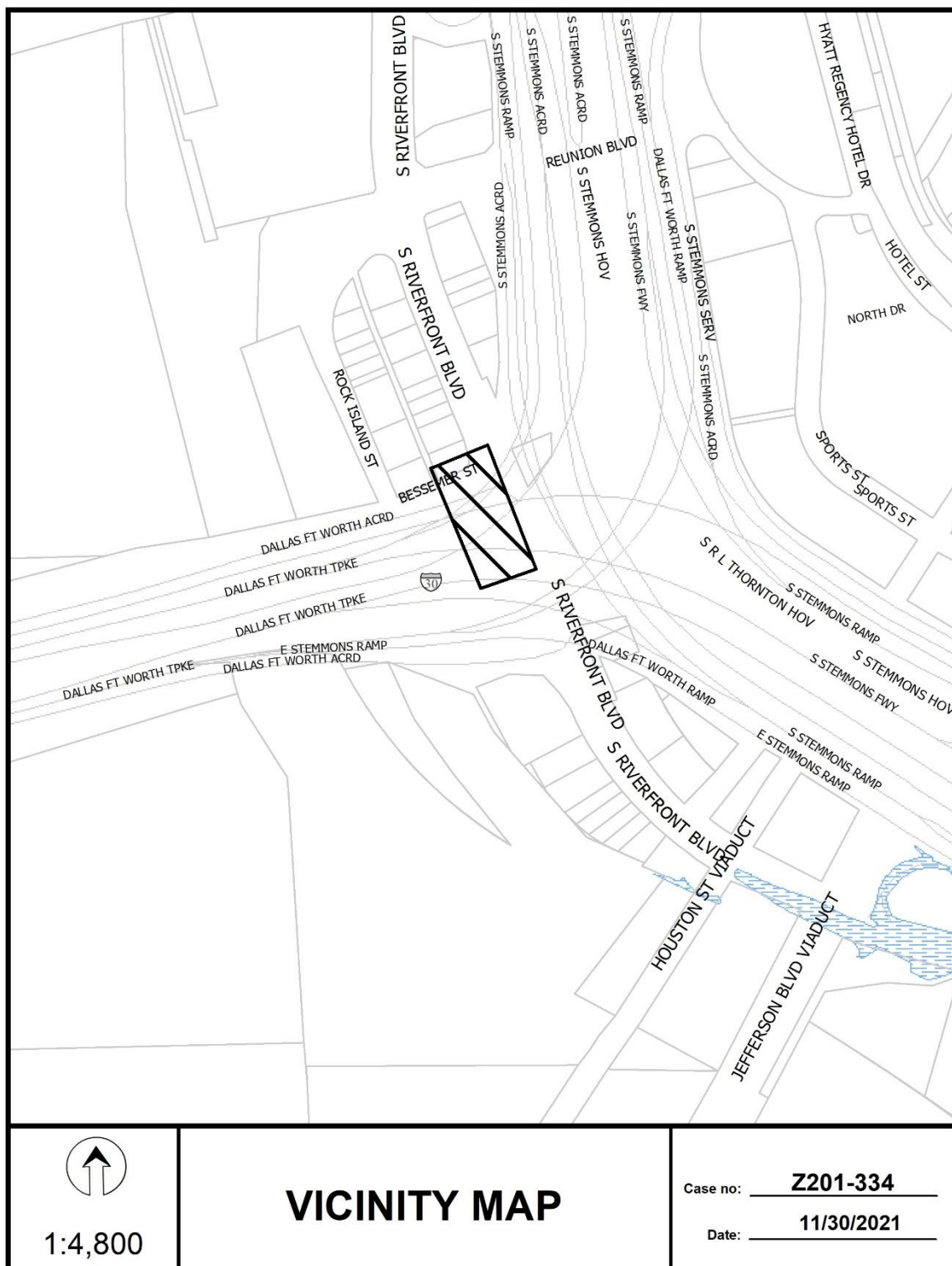
USE: BAIL BONDS OFFICE
LOT AREA: 5,550 SF (0.1274 AC)
FLOOR AREA: 3,405 SF
LOT COVERAGE: 61%
HEIGHT/STORIES: 26 FT/ 1 STORY
OFF-STREET PARKING: (1 SP/333 SF)
REQ. 10 SPACES
PROV. 11 SPACES

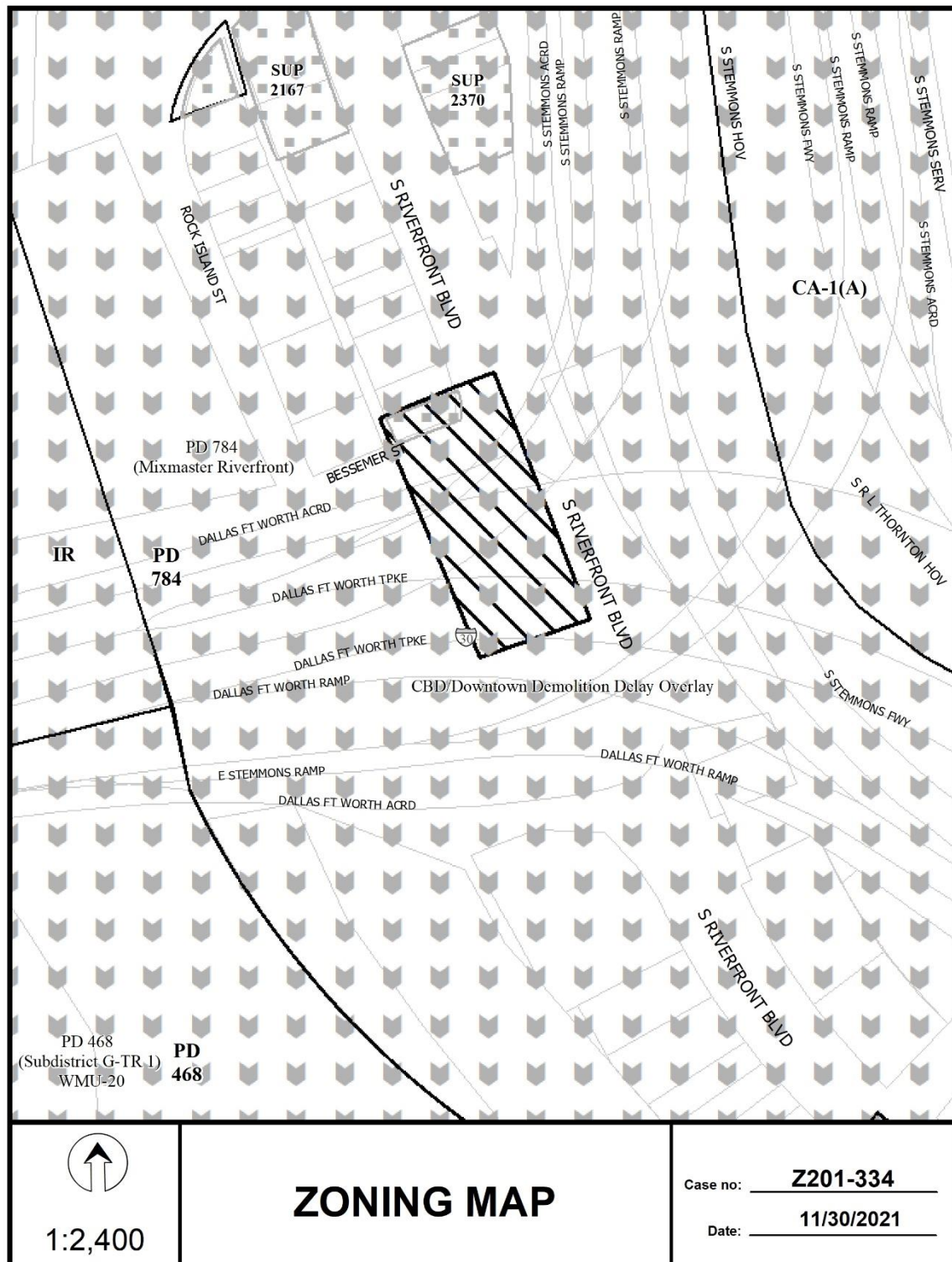
CASE: Z167-193

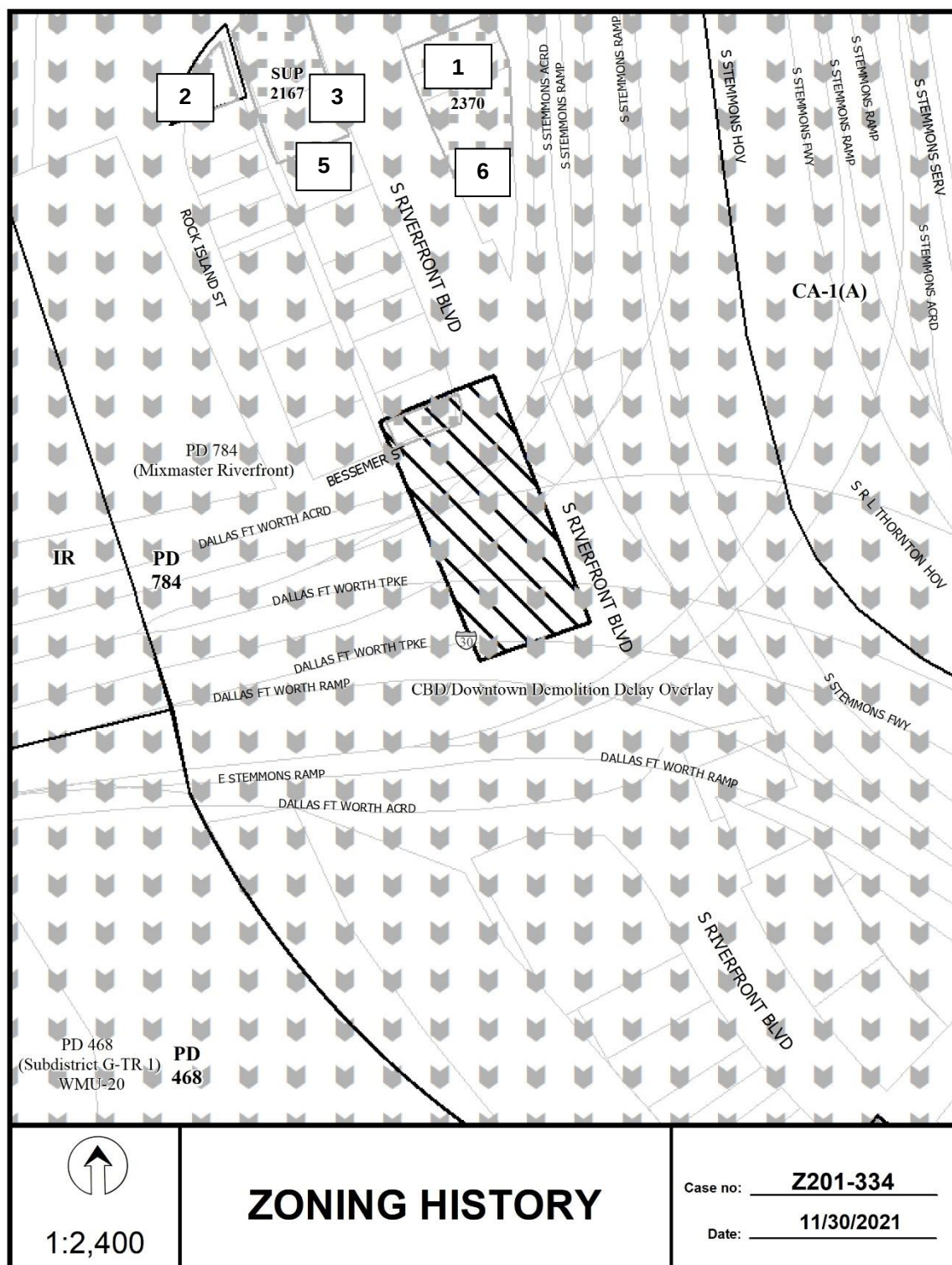
359 S. RIVERFRONT
CITY OF DALLAS, TEXAS

PROJECT NUMBER
CASE NUMBER

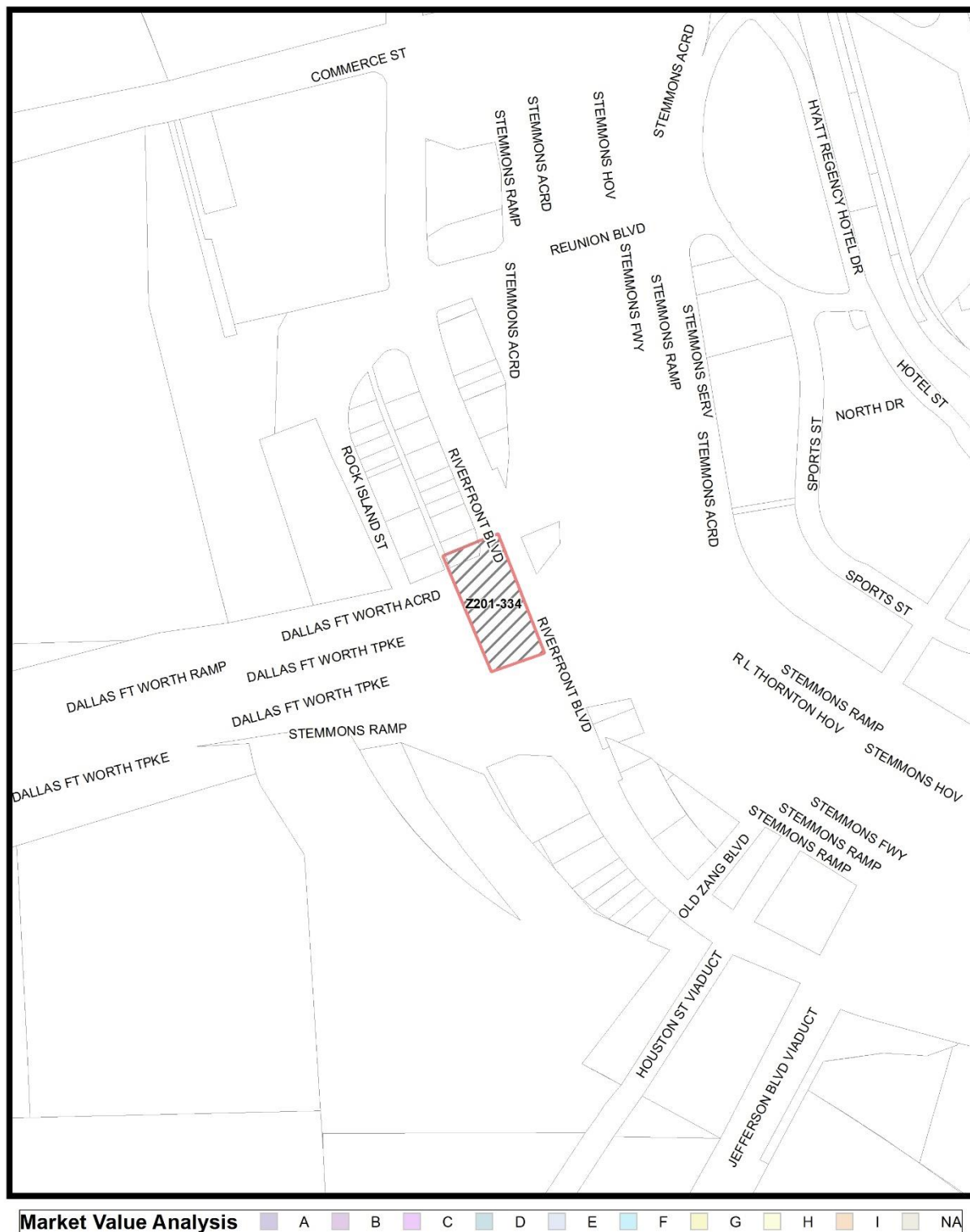








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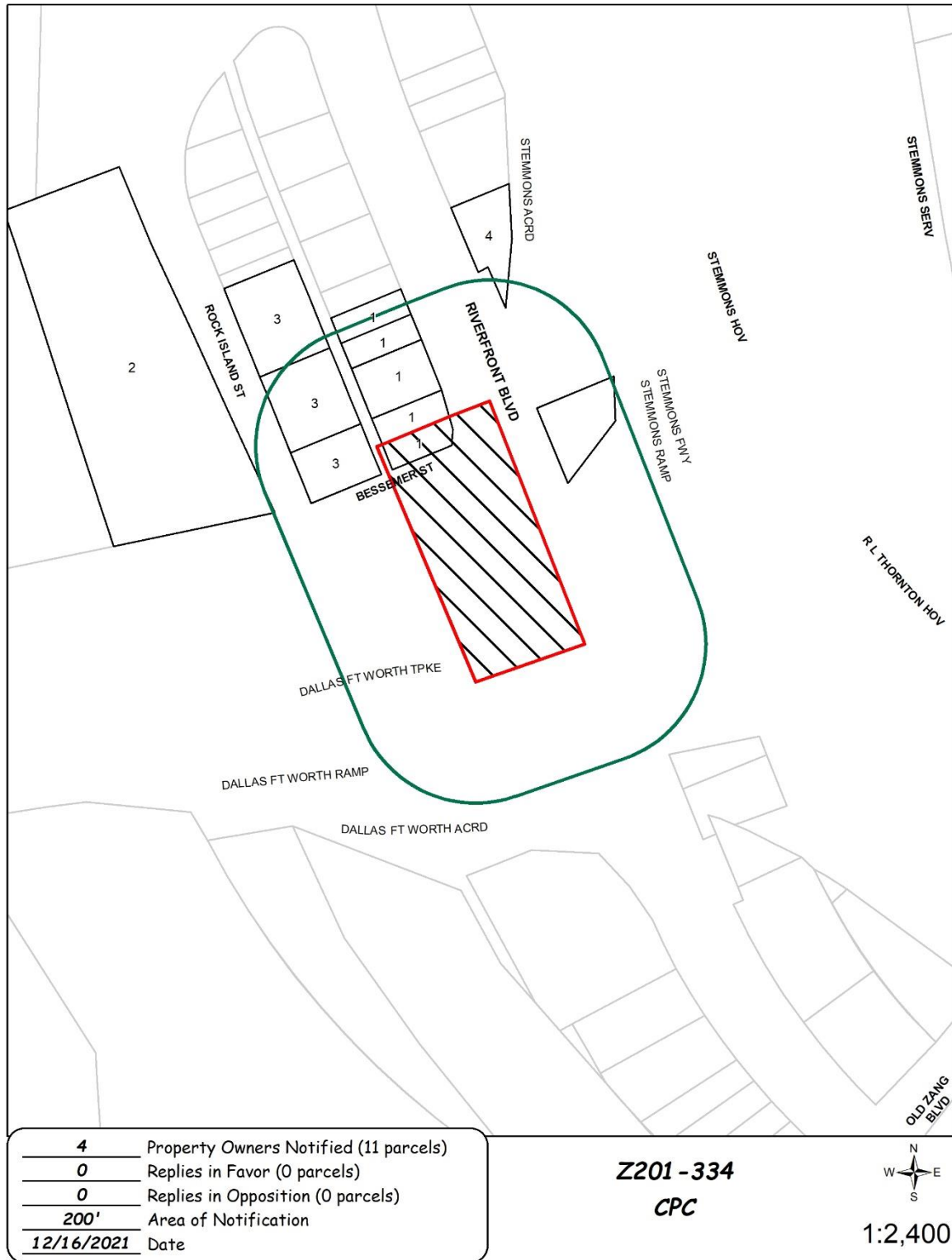


1:4,800

Market Value Analysis

Printed Date: 12/1/2021

CPC Responses



Z201-334(MP)

12/15/2021

Reply List of Property Owners

Z201-334

4 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	359 S RIVERFRONT	BLVD LAKHANI MEHMOOD
	2	417 ROCK ISLAND ST	CITY & COUNTY LEVEE
	3	326 ROCK ISLAND ST	HARGETT ELECTRIC CO LP
	4	362 S RIVERFRONT BLVD	330 RIVERFRONT LLC