

**FILE NUMBER:** Z-26-000011

**DATE FILED:** March 2, 2026

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

**COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** ± 11,325 sq.ft.

**CENSUS TRACT:** 48113010001

**REPRESENTATIVE:** Crystal Lemus / Masterplan Consultants

**APPLICANT/OWNER:** Jiffy Properties L.P.

**REQUEST:** An application for an amendment to Specific Use Permit 1831 for a bail bonds office on property within the Mixmaster Riverfront Subarea of Planned Development District 784, the Trinity River Corridor Special Purpose District.

**SUMMARY:** The purpose of this request is to allow the continuation of a bail bond office use [AAA Atlas Bail Bonds Dallas] within the existing building.

**STAFF RECOMMENDATION:** **Approval**, subject to conditions.

Planned Development District No. 784:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=784>

## **BACKGROUND INFORMATION**

- On September 24, 2008, the City Council approved the creation of Planned Development District 784, the Trinity River Corridor Special Purpose District. The request site is located within the Mixmaster Riverfront Subarea. PD 784 requires a Specific Use Permit for bail bonds offices located more than 500 feet from a detention facility. The request site is located approximately 1,500 feet from a detention facility.
- On April 13, 2011, City Council approved SUP No. 1813 for a bail bonds office on the request property, for a three-year period with eligibility for automatic renewal for additional three-year periods, subject to a site plan and conditions. SUP No. 1831 was auto-renewed on April 13, 2017, for a three-year period. On June 24, 2020, the City Council renewed SUP No. 1813 for a bail bonds office for a two-year period, subject to conditions. Finally, 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 period of 4 years.
- PD 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 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. [subject site]
3. **Z223-287:** On February 26, 2025, the City Council approved 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, on the east line of South Riverfront Boulevard, south of Reunion Boulevard.
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**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing / proposed ROW</b>
Reunion Boulevard	Principal Arterial	Various
Riverfront Boulevard	Principal Arterial	130 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 reviewing engineering plans at the permitting stage to ensure compliance with city standards.

**Transit Access:**

The area of request is within ½ a mile of the following transit services:  
DART Red Line, Blue Line  
DART Bus Routes  
Route, 102 & 109.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

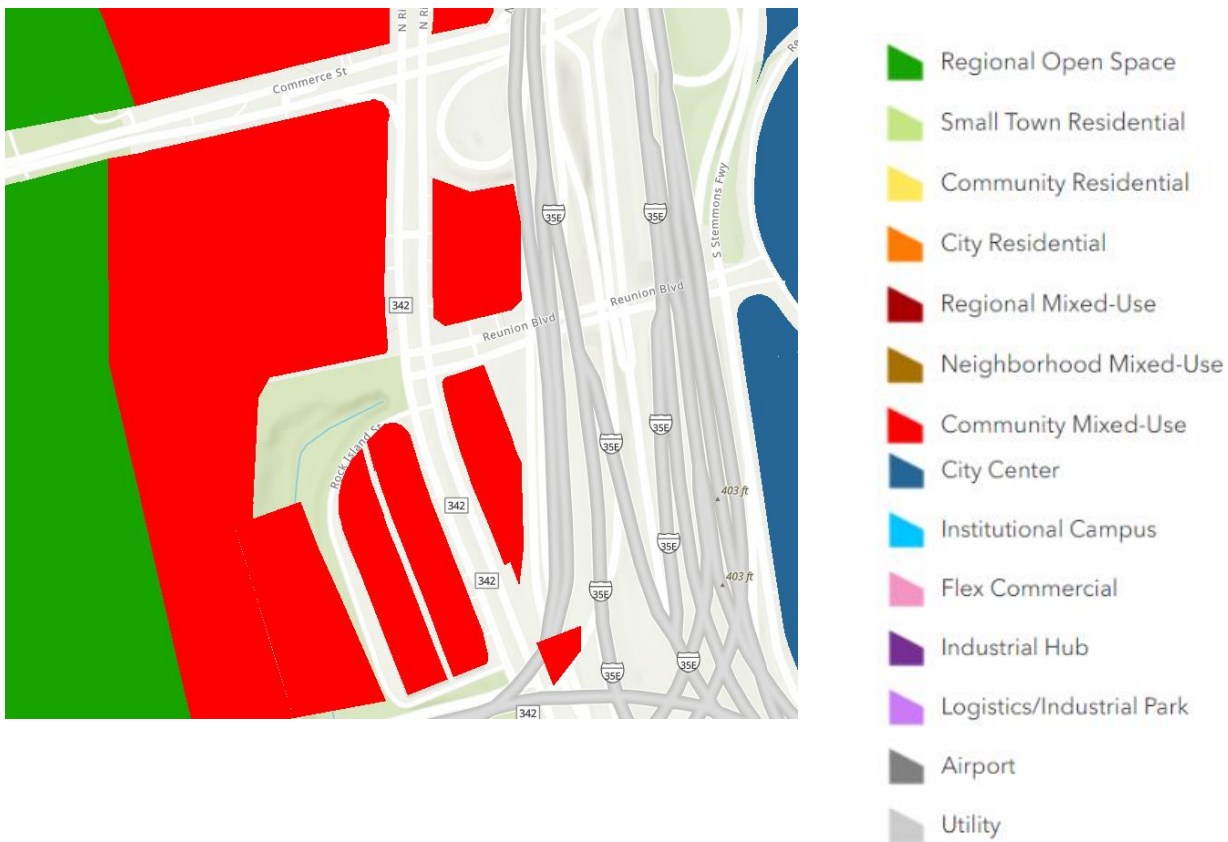
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas’s Development Code, the comprehensive plan serves merely as a guide for rezoning requests but does not establish zoning boundaries, nor does it restrict the City’s authority to regulate land use.

The proposed new Specific Use Permit is generally consistent with Forward Dallas 2.0. A bail bonds office, as a primary use within the Community Mixed-Use placetype. The site is adjacent to similar uses within the Mixmaster Riverfront Subdistrict of Planned Development District No. 784. The site is within a 1/2 mile of bus routes 102 and 109. The proposed Specific Use Permit will provide services to the community as the business support the community’s civil rights. Therefore, the proposed Specific Use Permit aligns with the vision and recommendations of Forward Dallas 2.0.

**Placetype Summary**

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city, including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design, and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

Community Mixed-Use areas combine housing, retail, and office spaces to serve multiple neighborhoods. Located along transit corridors, these areas prioritize walkability, community interaction, and access to essential services, creating vibrant and inclusive spaces.



**Surrounding Land Uses:**

	Zoning	Land Use
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Site	PDD 784, Mixmaster Riverfront Subarea	Bail bonds office, office
North	PDD 784, Mixmaster Riverfront Subarea	Office, bail bonds office
South	PDD 784, Mixmaster Riverfront Subarea	Bail bonds office
East	PDD 784, Mixmaster Riverfront Subarea	Undeveloped, I-35E [N. Stemmons Freeway]
West	PDD 784, Mixmaster Riverfront Subarea	General merchandise, bail bond office, surface parking

**Land Use Compatibility:**

The request site is developed with a one-story, approximately 2,948-square-foot building. The applicant proposes to continue operating a bail bonds office. Plan Development 784 defines a bail bonds office as an office for the issuance, brokerage, or procurement of bail bonds, whether used as an accessory or main use.

The PDD regulations also establish that a bail bonds office requires a specific use permit when located more than 500 feet from a detention facility. The site is situated approximately 1,500 feet south of the Lew Sterrett Justice Center (Riverfront Boulevard and Commerce Street); therefore, requiring a specific use permit per PDD No. 784.

Surrounding land uses include, to the west, an existing bail bonds office and general merchandise, and, to the north, office use and a bail bonds office. The Stemmons Freeway is located to the east, and a billboard sign is to the south.

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 recommends approval based on the current uses, the proximity to the Lew Sterrett Justice Center, and the existing condition of the area surrounding the property. It is the staff's opinion that the existing bail bonds office use is compatible with the goals set in the area plan for the Planned Development 784 District, the Forward Dallas 2.0 Comprehensive Plan, and the surrounding uses.

**Parking:**

Pursuant to the parking regulations in PDD No. 784, off-street parking required for a bail bonds office is calculated at a ratio of one space per occupy 333 square feet of floor area. The required parking for the remaining office use is four spaces. As depicted in the proposed site plan, 12 spaces are provided on the property.

**Landscaping:**

SUP 1831 was approved with a site and landscape plan that includes tree planters featuring evergreen shrubs and trees along the east and south property lines. The initial SUP request was for the use of an existing office building with no changes to the site; additional landscape requirements for this site were never triggered. Staff conducted site visits to assess compliance with the approved site and landscape plan and found the site compliant.

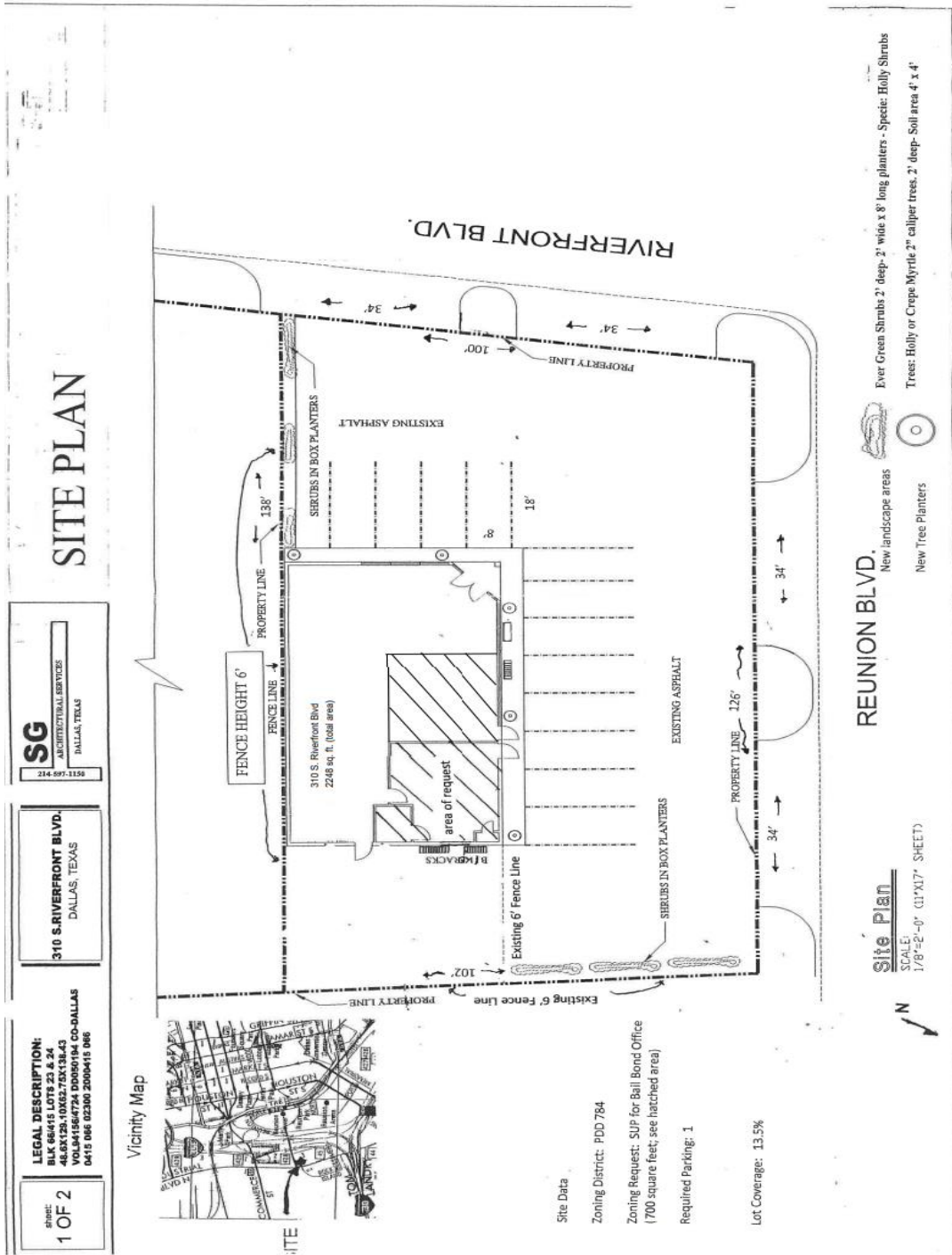
**Market Value Analysis**

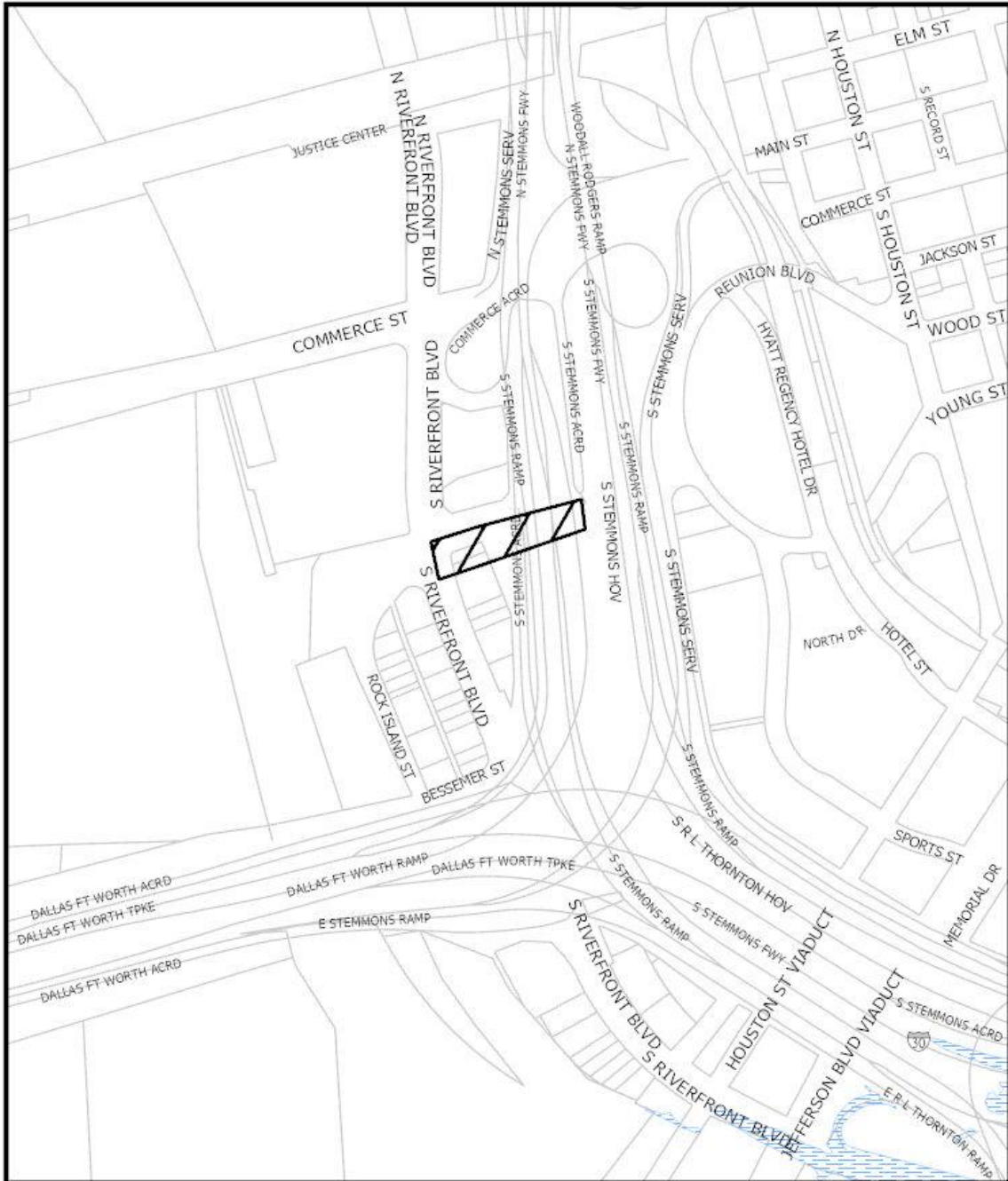
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 an MVA cluster.


## Proposed SUP 1831 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 does not expire ~~on (10 years) [April 13, 2014], but is eligible for automatic renewal for additional 10-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 must be provided as shown on the attached site plan [~~by July 13, 2011~~].
5. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
6. PARKING: Parking must be located as shown on the attached site plan.
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.

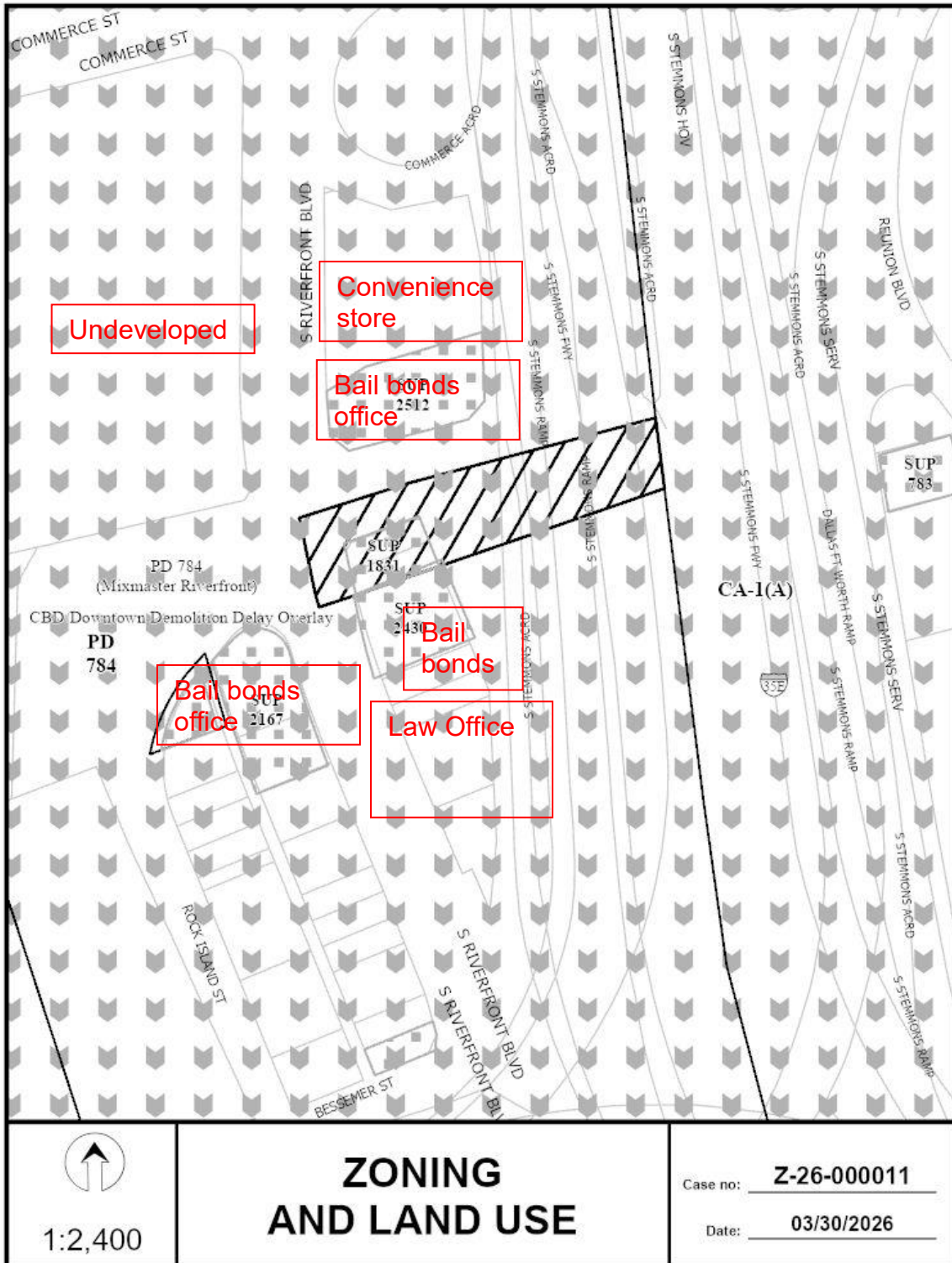
### Existing Site Plan (No changes)

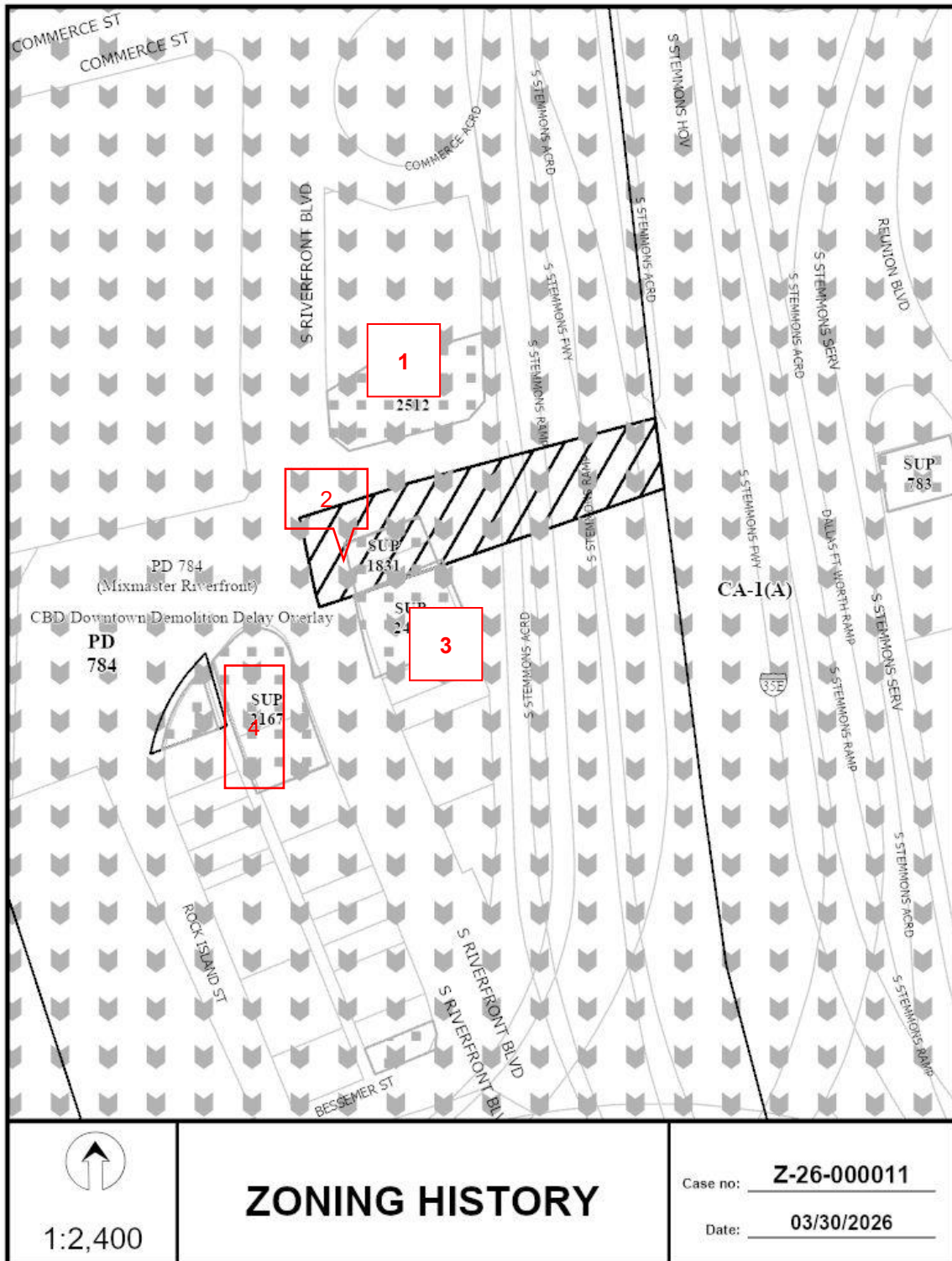




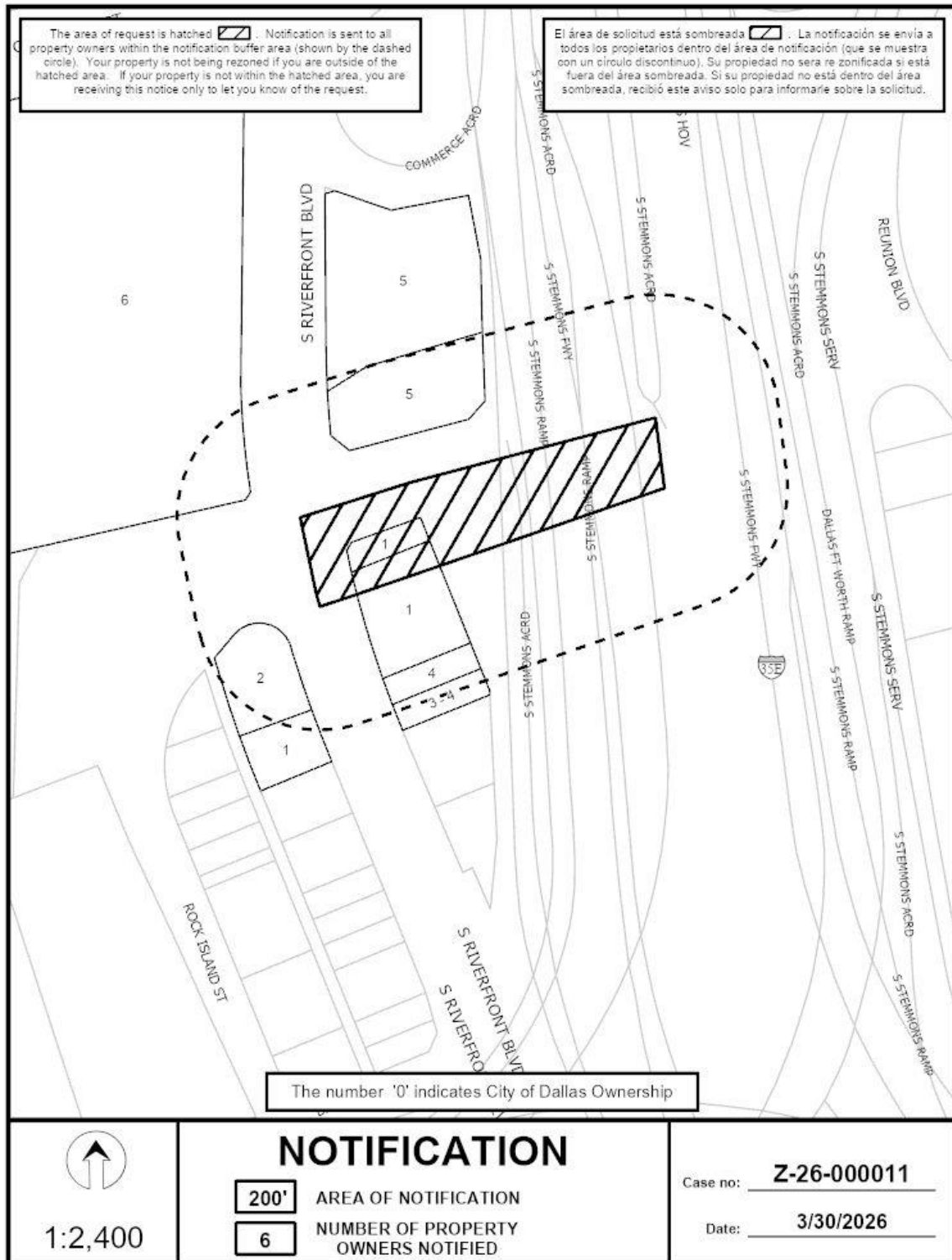
 1:6,000	<h2>VICINITY MAP</h2>	Case no: <b>Z-26-000011</b> Date: <b>03/30/2026</b>
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Z-26-000011

03/30/2026

***Notification List of Property Owners***

***Z-26-000011***

***6 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	317 S RIVERFRONT BLVD	JIFFY PROPERTIES LP
2	311 S RIVERFRONT BLVD	JIFFY PPTIES LP
3	330 S RIVERFRONT BLVD	TOBACK & ASSOCIATES
4	330 S RIVERFRONT BLVD	330 RIVERFRONT JOINT VENTURE LLC
5	220 S RIVERFRONT BLVD	FRANCIS FAMILY HOLDINGS LTD
6	257 S RIVERFRONT BLVD	CHPD-LP