

FILE NUMBER: Z201-267(KC) **DATE FILED:** May 27, 2021
LOCATION: East line of Riverfront Boulevard, south of Reunion Boulevard
COUNCIL DISTRICT: 6 **MAPSCO:** 45 N
SIZE OF REQUEST: Approx. 25,920 sq. ft. **CENSUS TRACT:** 100.00

REPRESENTATIVE/APPLICANT: Eric Khozindar

OWNER: Jiffy Properties, L. P.

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 a two-year period, subject to a site plan and conditions.

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

BACKGROUND INFORMATION:

- The area of request is currently developed with an existing building and parking lot. The structure is currently vacant.
- 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.
- The request site was previously used a bail bonds office.
- With this new SUP request, the applicant proposes to occupy the building with a bail bonds office.
- 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 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 five zoning cases on three sites in the area in the past five years.

1. **Z167-152:** 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. **Z201-314:** 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 Blvd.	Principal Arterial	130 feet
S. Reunion Blvd.	Minor Arterial	107 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction 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 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	PD 784 (Mixmaster Riverfront)	Vacant Office
North	PD 784 (Mixmaster Riverfront), SUP 1831	Bail Bonds Office, Liquor Store
East	PD 784 (Mixmaster Riverfront)	Vacant/Right-of-way
South	PD 784 (Mixmaster Riverfront), SUP 2370	Bail Bonds Office
West	PD 784 (Mixmaster Riverfront), SUP 2167	Bail Bonds Office, Liquor Store, Fuel Station/Convenience Store

Land Use Compatibility:

The area of request is currently located within the Planned Development District No. 784 and is developed as a vacant office building that was previously used as a bail bond office. 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. There is a liquor store located north of the area and another liquor store along with a fuel station and convenience store located south of the area.

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 1,000 feet from the site. 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.

The applicant is requesting that the SUP be approved with no expiration date. Staff is not in support of this provision and was initially recommending a time period of three-years. There are three existing SUPs surrounding this site that allow bail bonds. The third SUP has a time limit of two years. CPC made recommendations for two years and staff does not object to it.

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 1,923 square foot building requires a total of 6 parking spaces. The site will provide 13 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 Partners/Principals/Officers

The property is owned by Jiffy Properties, L.P.

Partners include the following:

- Lauren Lynn Oznick, general partner and limited partner
- Melissa Renee Merket, limited partner
- David J. McGowan, limited partner

Future Tenant will be 1st Call Bail Bonds.

Owner: Eric Khozindar

CPC ACTION
September 23, 2021

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bail bonds office for a two-year period, subject to a site plan and staff's recommended conditions on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the east line of Riverfront Boulevard, south of Reunion Boulevard.

Maker: Carpenter
Second: Rubin
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 200 Mailed: 7
Replies: For: 3 Against: 0

Speakers: For: Paul Wieneskie, 1300 Summit Ave., Fort Worth, TX, 76102
Eric Khozindar, 3309 Creekbend Dr., Garland, TX, 75044
Against: None

CPC Recommended SUP Conditions

USE: The only use authorized by this specific use permit is a bail bond office.

SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC Recommendation:

TIME LIMIT: This specific use permit expires on _____ [two-years from the passage of this ordinance].

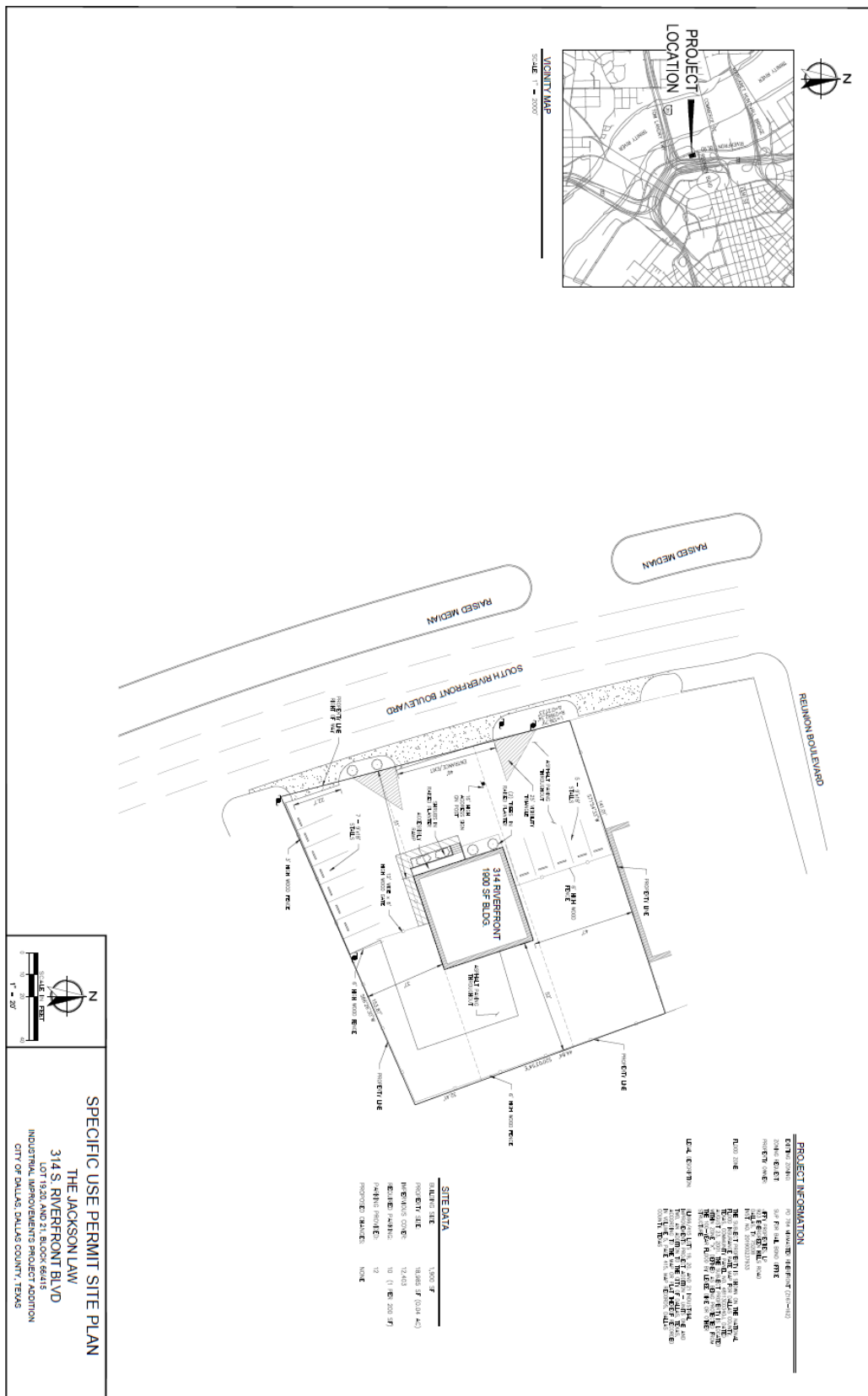
Applicant's Request:

TIME LIMIT: This specific use permit has no expiration date.

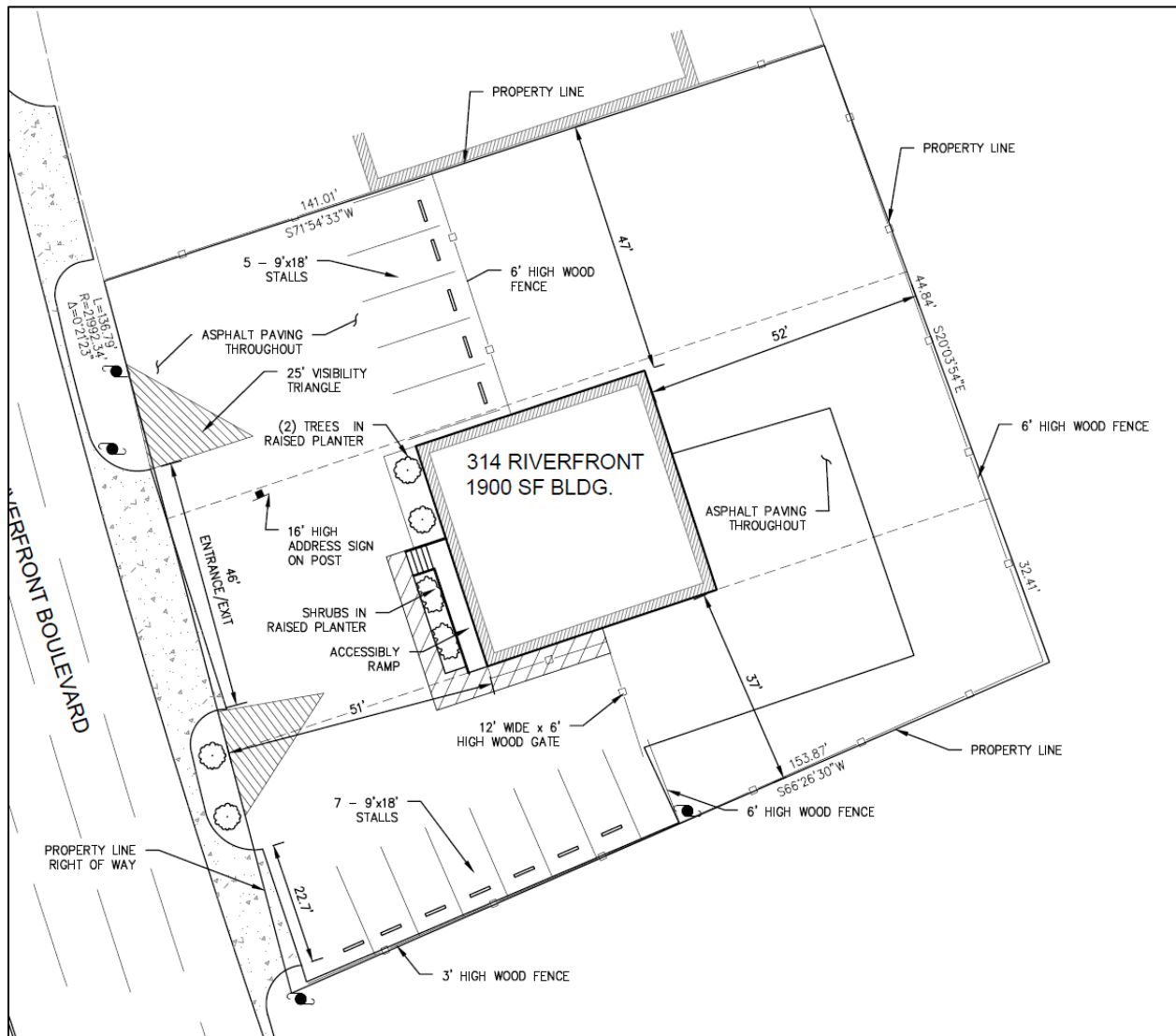
MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

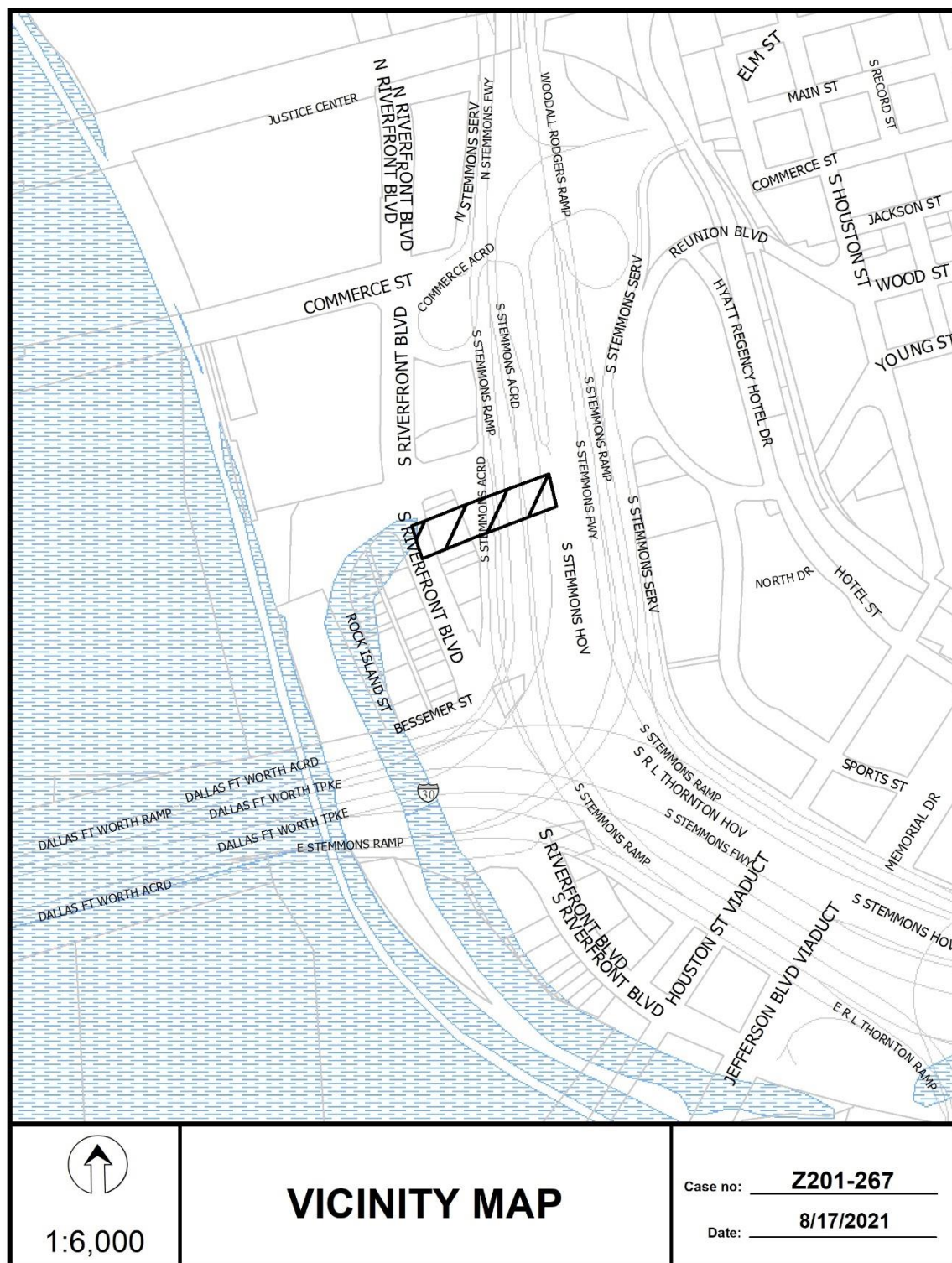
GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

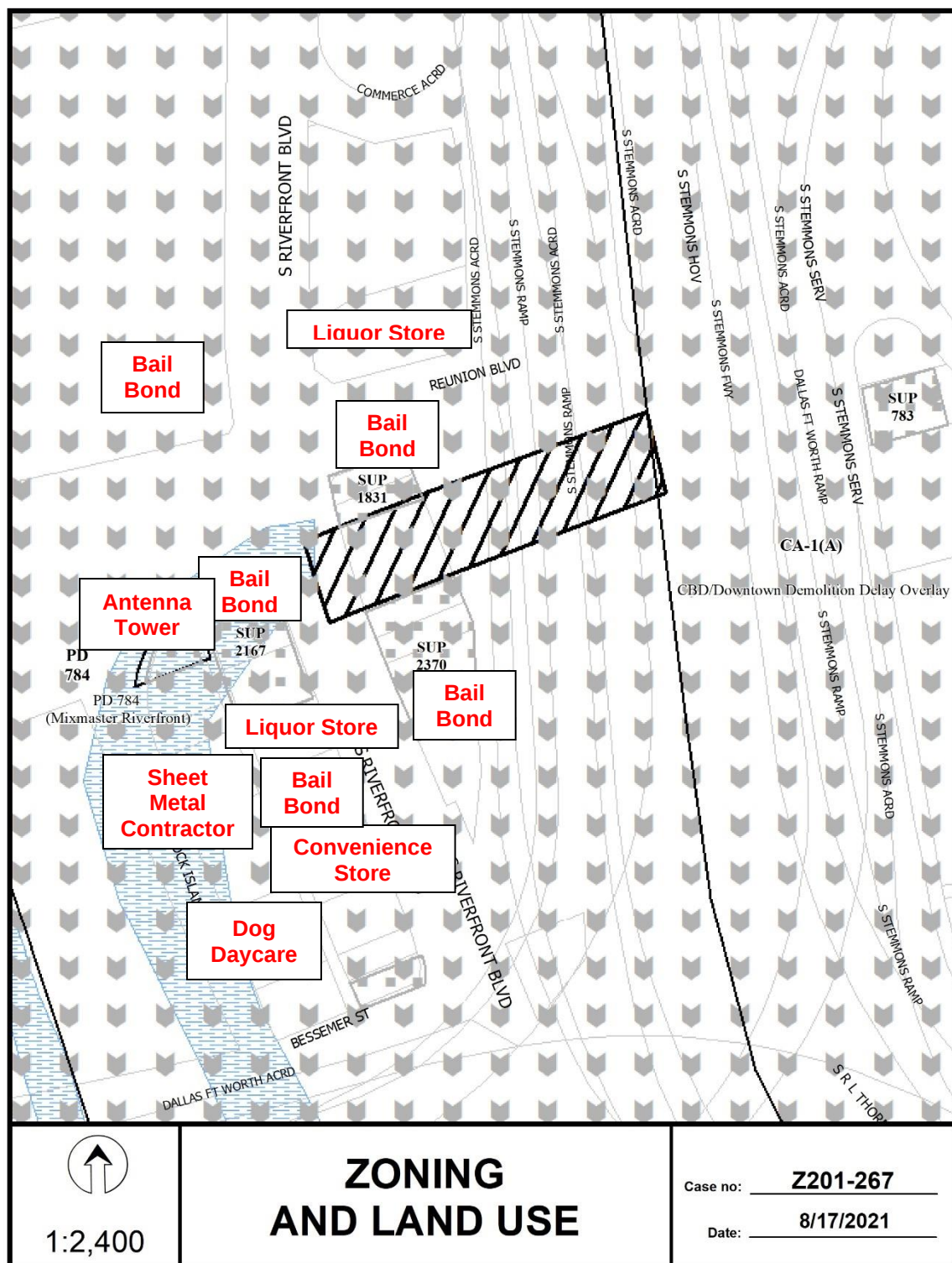
CPC RECOMMENDED SITE PLAN

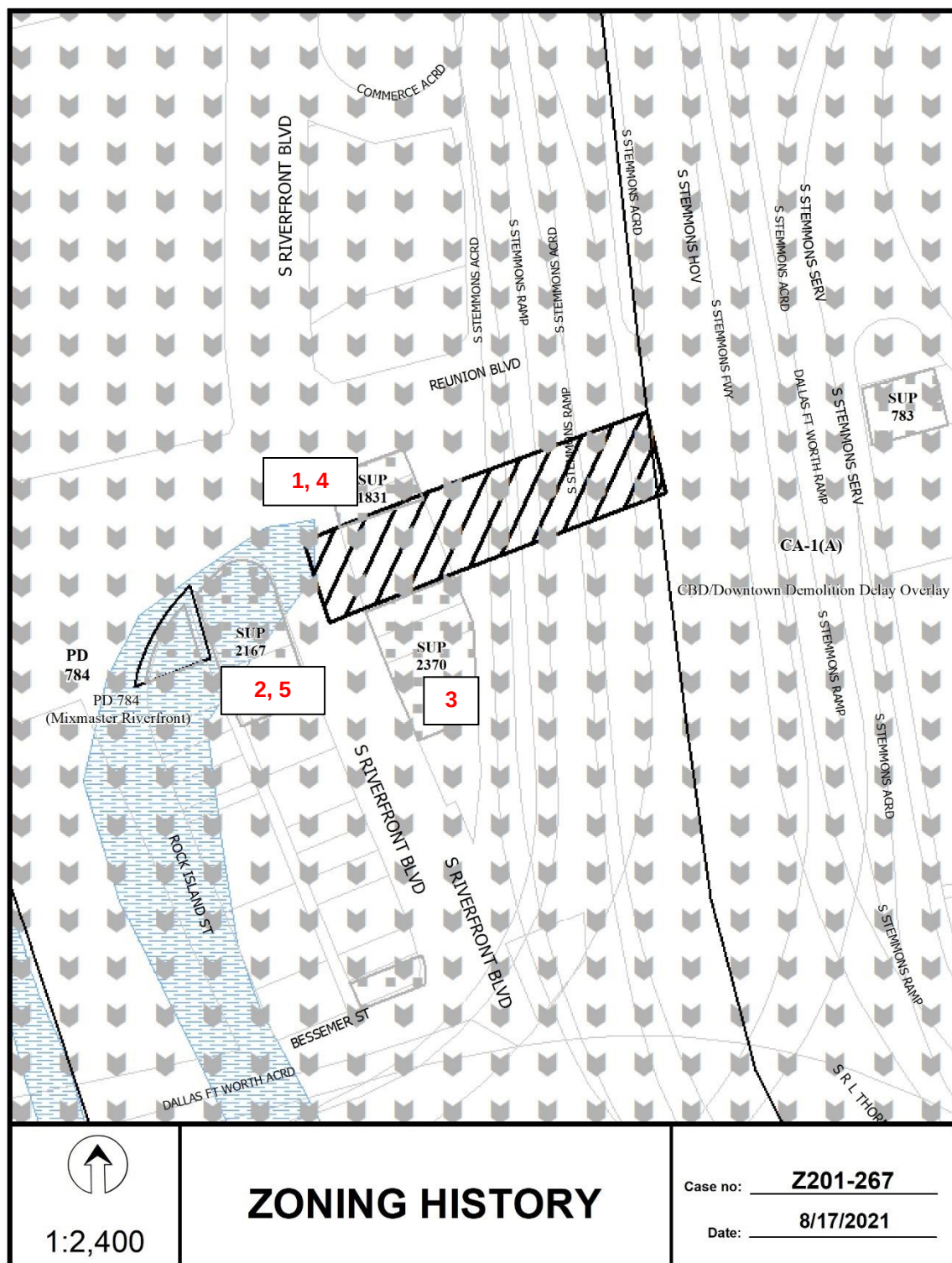


ENLARGED SITE PLAN

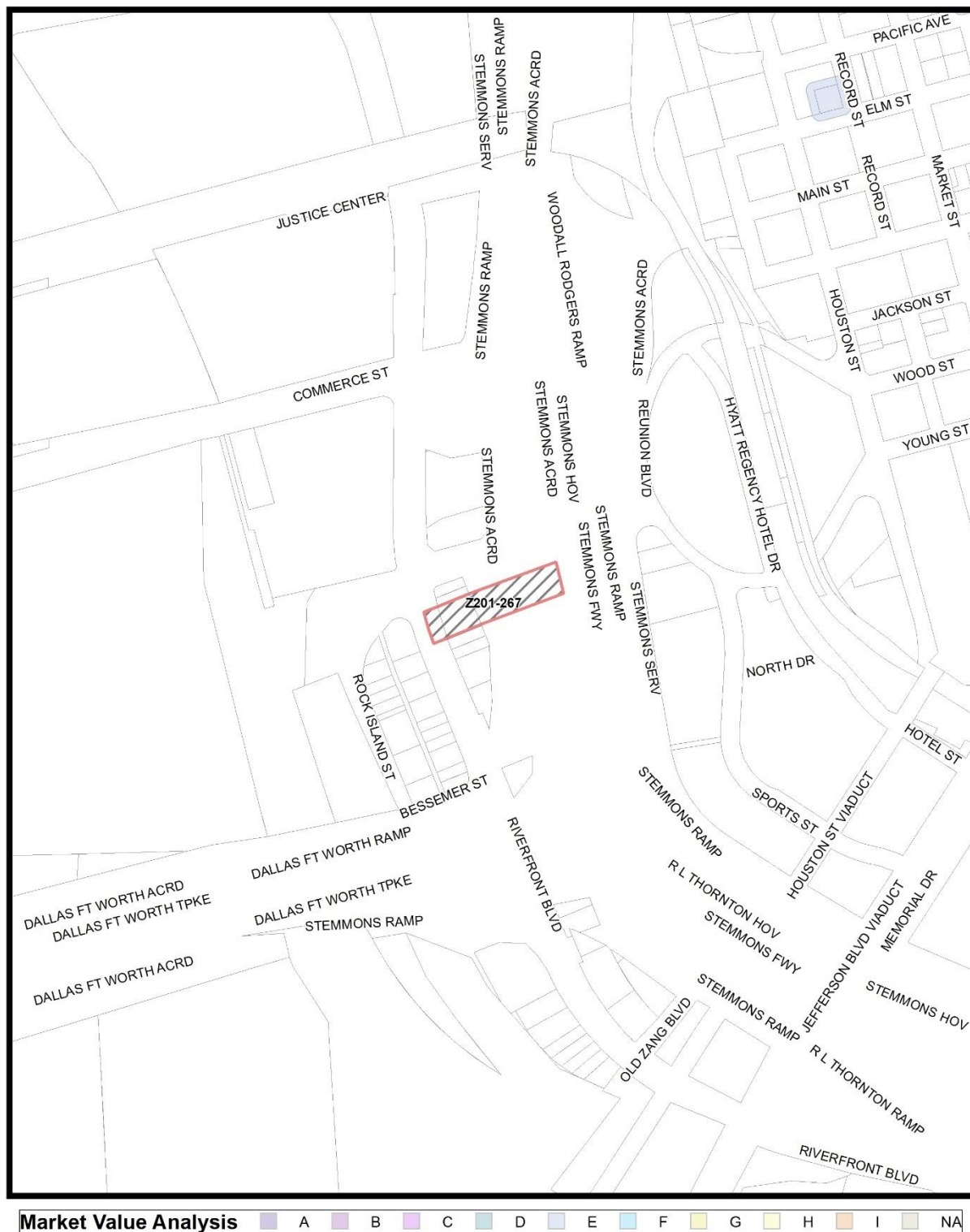








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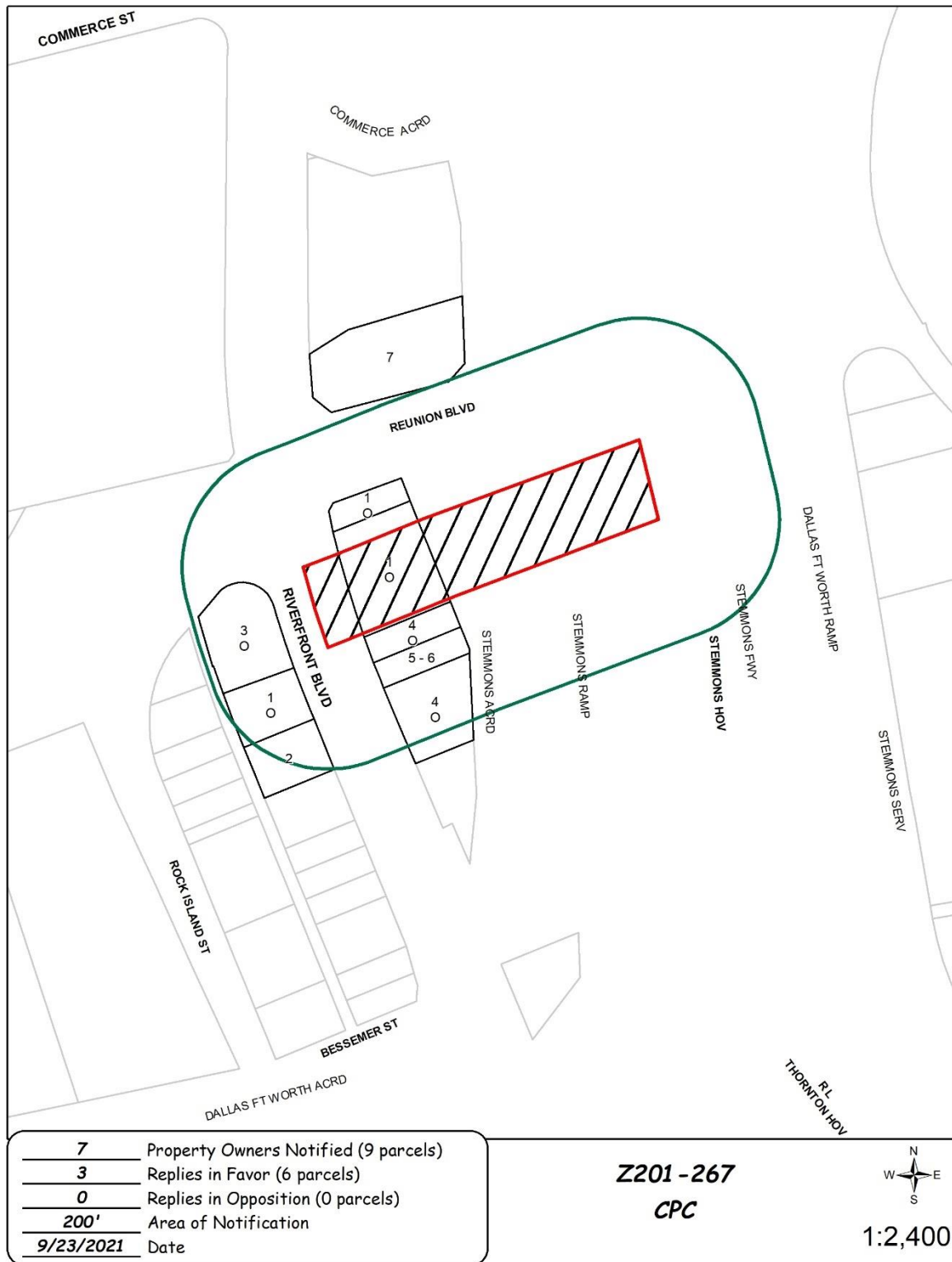
Market Value Analysis

1:6,000

Market Value Analysis

Printed Date: 8/17/2021

CPC RESPONSES



09/23/2021

Z201-267(KC)

09/22/2021

Reply List of Property Owners

Z201-267

7 Property Owners Notified

3 Property Owners in Favor

0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	317 S RIVERFRONT BLVD	JIFFY PROPERTIES LP
	2	323 S RIVERFRONT BLVD	Taxpayer at
O	3	311 S RIVERFRONT BLVD	JIFFY PPTIES LP
O	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