

FILE NUMBER: Z212-162(OA)

DATE FILED: January 5, 2022

LOCATION: Southeast corner of Reunion Boulevard and Riverfront Boulevard

COUNCIL DISTRICT: 6

SIZE OF REQUEST: ± 0.26 acres

CENSUS TRACT: 100.00

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

APPLICANT/OWNER: Jiffy Properties L.P.

REQUEST: An application for an amendment to and 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.

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

CPC RECOMMENDATION: Approval for a four-year period subject to revised site plan and conditions

STAFF RECOMMENDATION: Approval for a four-year period subject to revised site plan and conditions.

Planned Development District No. 784, the Trinity River Corridor Special Purpose District:
<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 No. 784, the Trinity River Corridor Special Purpose District. The request site is located within the Mixmaster Riverfront Subarea. PD No. 784 requires a Specific Use Permit for bail bonds office uses more than 500 feet away from a detention facility. The request site is located within 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, City Council renewed SUP No. 1813 for a bail bonds office for a two-year period subject to conditions.
- 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 recent zoning case in the area within 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 [subject property].
- 2. Z167-162** On April 12, 2017, the City Council approved Specific Use Permit No. 2237 for a tower/antenna for cellular communication limited to a monopole cellular tower, for a ten-year period with eligibility for automatic renewal for additional ten-year periods, 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 southeast corner of Reunion Boulevard and Rock Island Street.
- 3. 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, 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.

4. 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.

Z167-162 On June 24, 2020, the City Council approved the 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 [subject property].

Thoroughfares

Thoroughfare/Street	Type	Existing / proposed ROW
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 recommends the SUP plan to comply with City standards per the Street Design Manual. The senior engineer recommends that the driveway width must not exceed 30 feet, that the driveways must be located 100 feet away from a signalized intersection and 10 feet away from adjacent property lines, that the sidewalks comply with a minimum five-foot width plus five-foot buffer, that the corner includes a barrier free ramp for continuation of pedestrian route and that the corner must provide area and landing to pedestrian accessible push button and signal operations.

Note that the site plan depicts pre-existing conditions and there is no mechanism to trigger any of the improvements recommend by the senior engineer. The applicant is not adding any floor area to this building, nor adding any new pavement, or platting this property. Therefore, staff does not have the legal justification to enforce these recommendations. Furthermore, City Council approved SUP No. 1813 on April 13, 2011, and renewed the SUP three times prior to this request.

STAFF ANALYSIS:**Comprehensive Plan:**

The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006, outlining several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The applicant request complies with the following goal and policy:

LAND USE ELEMENT**GOAL 1.2** Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

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.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No.784, Mixmaster Riverfront Subarea	Bail bonds office, office
North	PDD No.784, Mixmaster Riverfront Subarea	Office, bail bonds office
South	PDD No.784, Mixmaster Riverfront Subarea	Bail bonds office
East	PDD No.784, Mixmaster Riverfront Subarea	Undeveloped, I-35E [N. Stemmons Freeway]
West	PDD No.784, Mixmaster Riverfront Subarea	General merchandise, bail bond office, surface parking

Land Use Compatibility:

The request site is developed with a one-story, approximately 2,248-square-foot building. The applicant proposes to continue the operation of a bail bonds office and to expand the use to occupy 700 square feet of the existing total building area. PDD No. 784 defines a bail bonds office as an office for the issuance, brokerage or procurement of bail bonds, whether as an accessory use or a main use.

The PDD regulations also establish that a bail bonds office use 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 an existing bail bonds office and general merchandise to the west, to the north is an office use and a bail bonds office. The Stemmons Freeway is located to the east, and a billboard sign 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.

Based on the current uses, the proximity to Lew Sterrett Justice Center, and the existing condition of the area surrounding the property, it is staff's opinion that the expansion of the existing bail bonds office is compatible with the goals set in the area plan for the Riverfront District, the Forward Dallas 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. Therefore, 700 square feet bail bonds office requires three parking spaces. The required parking for the remained office use is four spaces. As depicted in the proposed site plan, 12 spaces are provided on the property.

Landscaping:

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

Market Value Analysis

[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policymakers 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 to orange, representing the weakest markets. The site is not within an identifiable MVA Category, nor in close proximity to an MVA Cluster.

CPC ACTION
APRIL 7, 2022

Motion: It was moved to recommend approval of the renewal of Specific Use Permit No. 1831 for a bail bonds office for a four-year period, subject to a revised plan and conditions 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.

Maker: Carpenter
Second: Housewright
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter, Blair,
Jung, Housewright, Gibson, Popken, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 2 - District 3, District 7

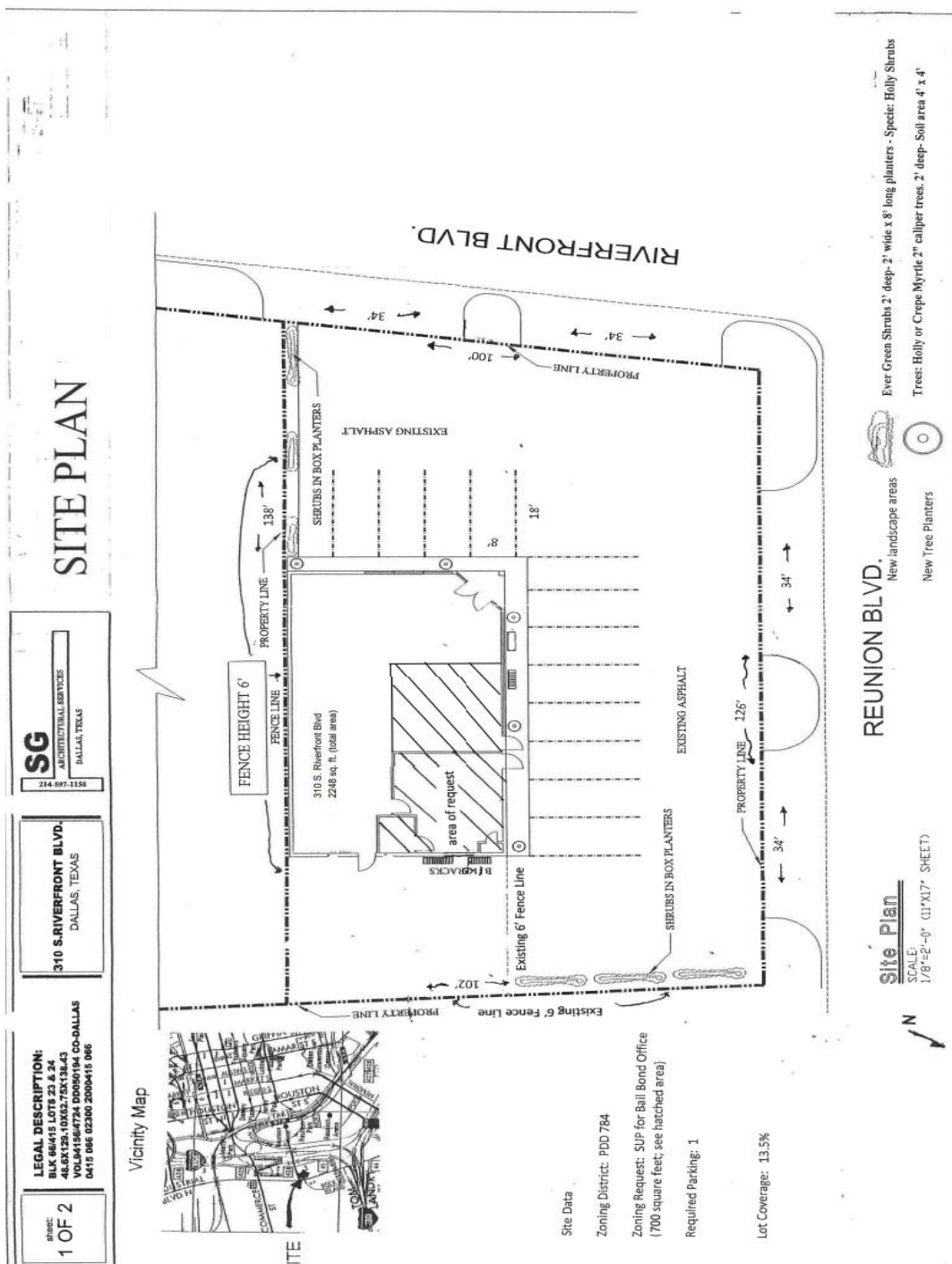
Notices: Area: 200 Mailed: 6
Replies: For: 0 Against: 0

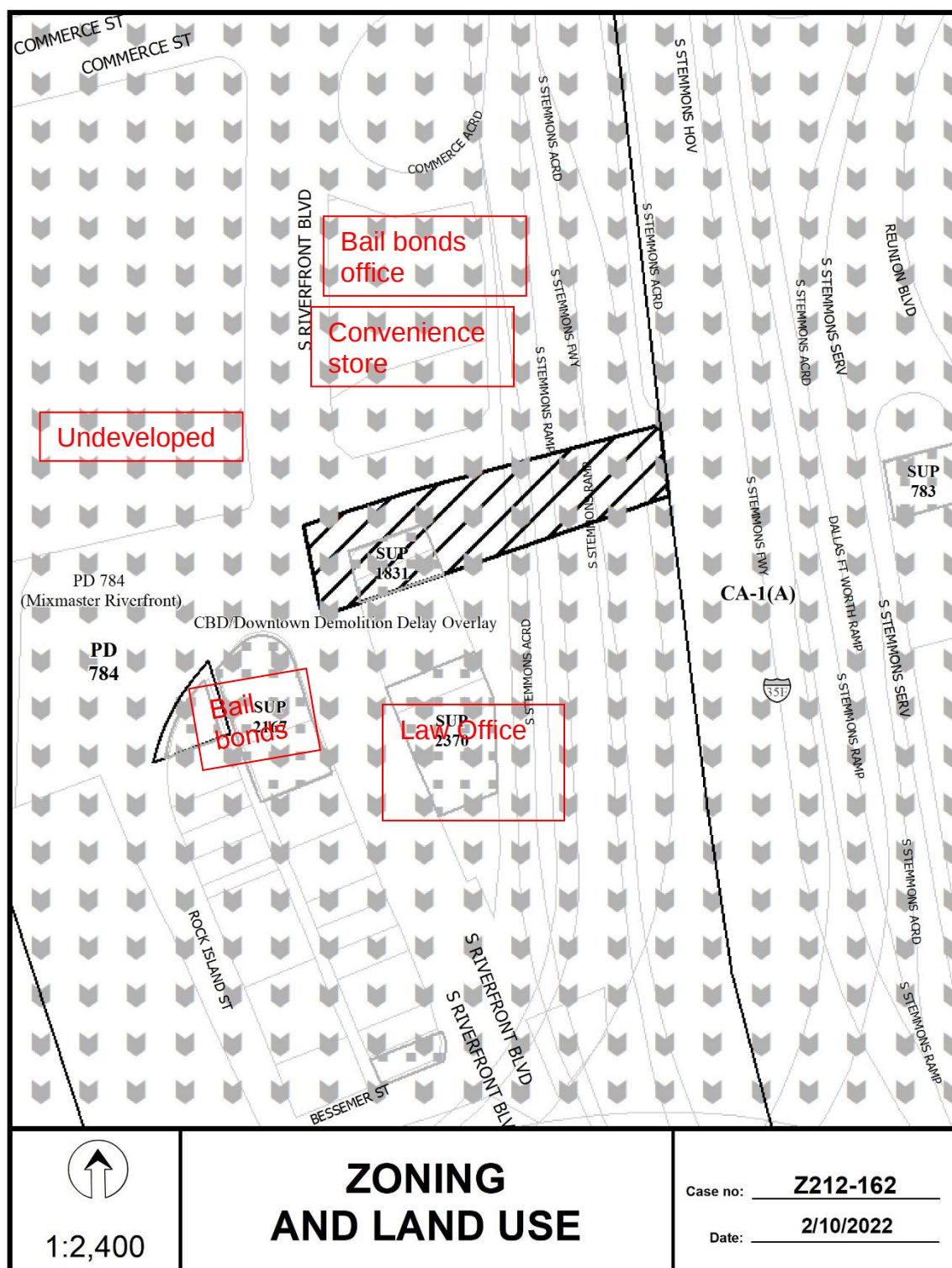
Speakers: For: None
For (Did not speak): Santos Martinez, P.O.Box 1275 Angel Fire NM 87710
Against: None

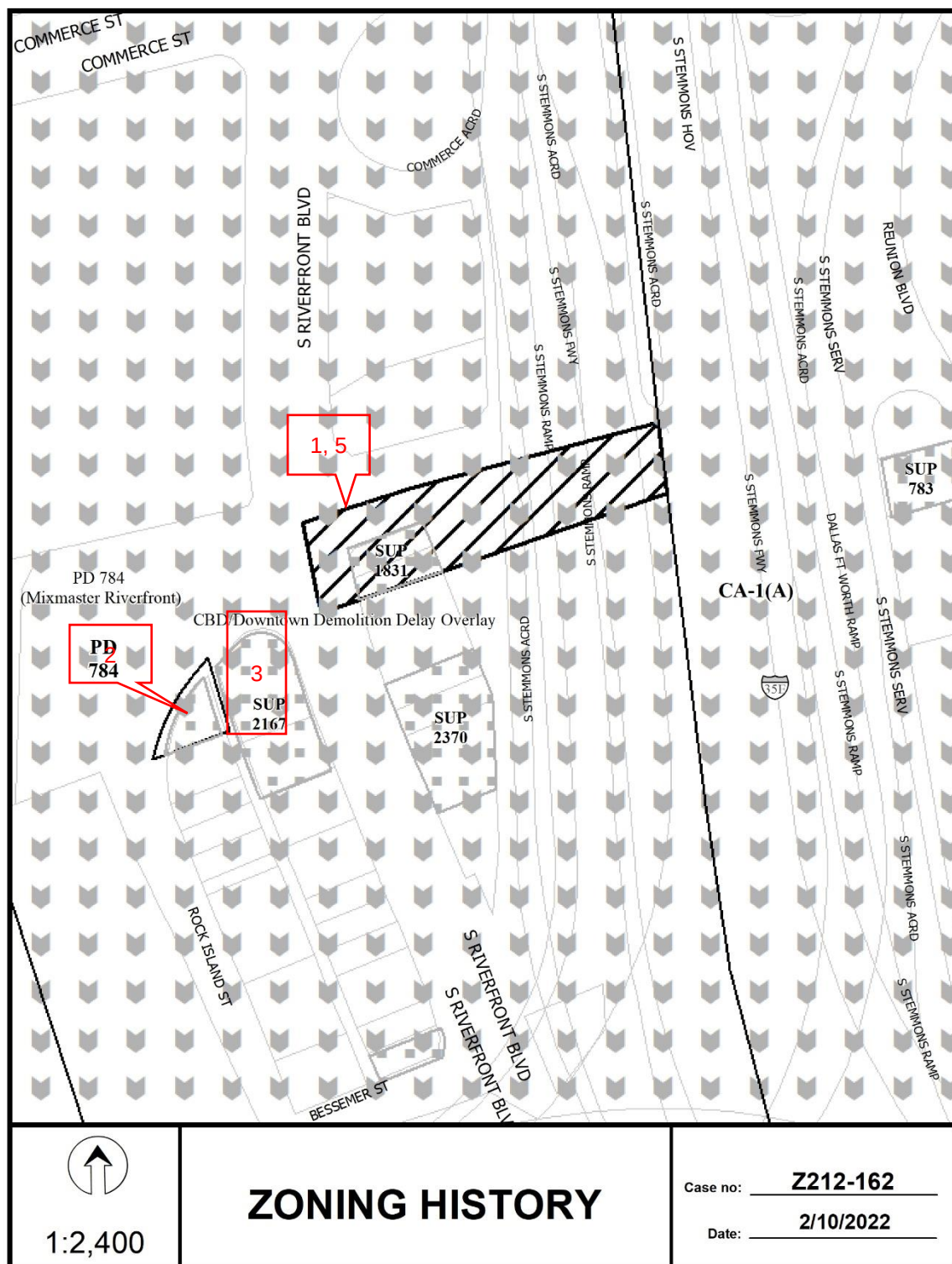
CPC RECOMMENDED SUP CONDITIONS

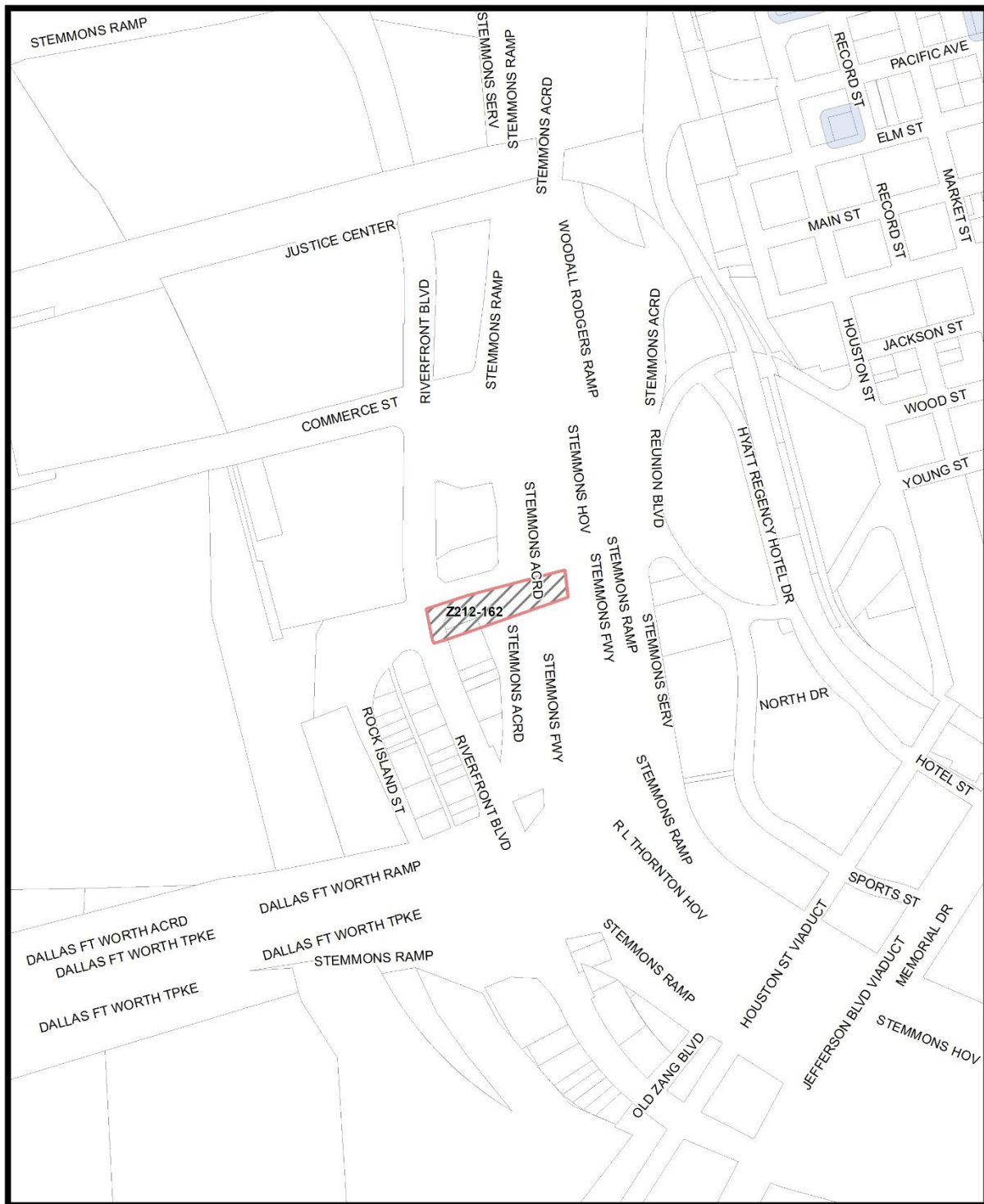
1. USE: The only use authorized by this specific use permit is a bail bonds office.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~April 13, 2014~~ (four years from the passage of this ordinance).
4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.
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.

CPC RECOMMENDED SITE PLAN









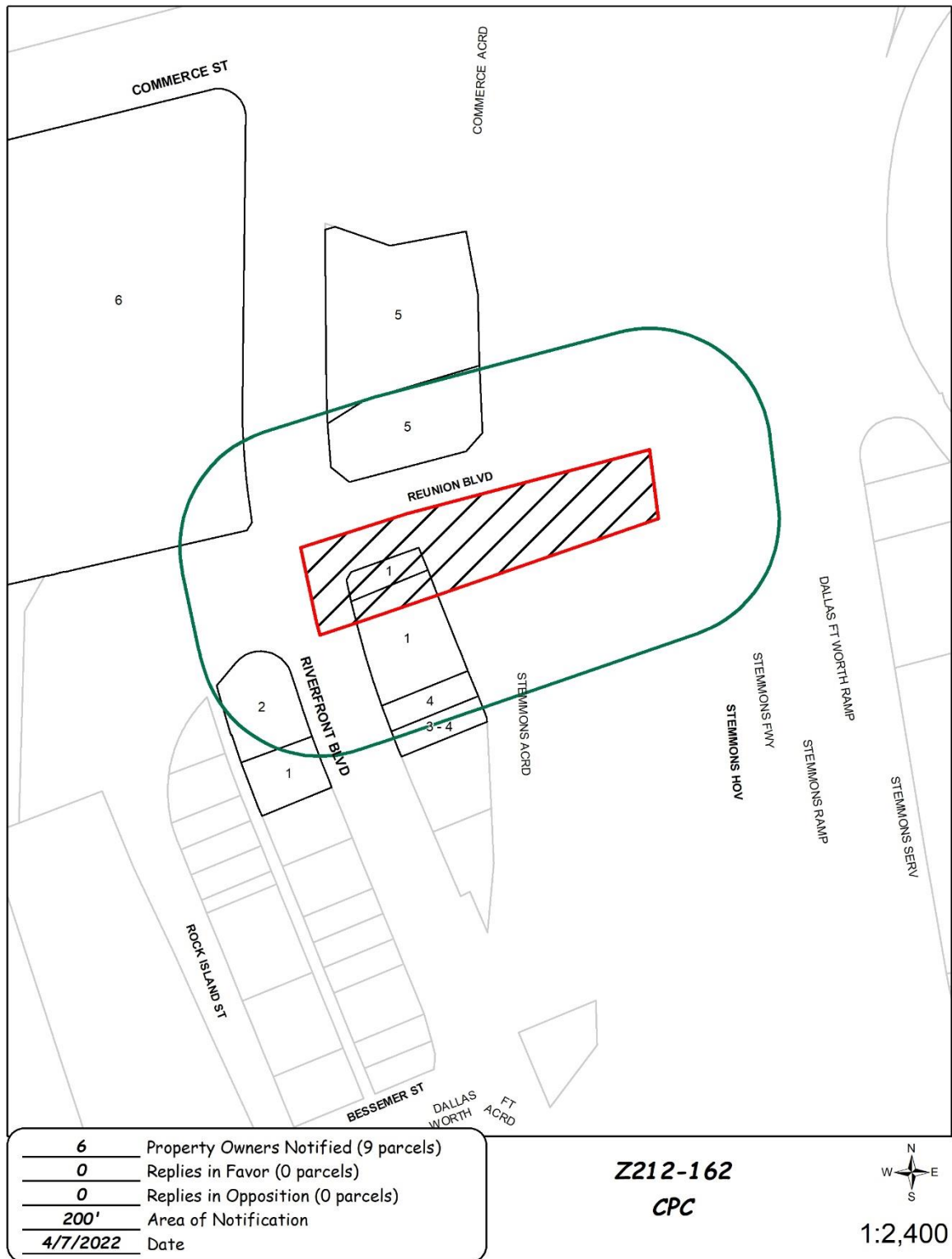
Market Value Analysis



1:6,000

Market Value Analysis

Printed Date: 2/10/2022



Reply List of Property Owners

Z212-162

6 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	317	S RIVERFRONT BLVD	JEFFY PROPERTIES LP
2	311	S RIVERFRONT BLVD	JEFFY 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