

FILE NUMBER: Z201-314(OA) **DATE FILED:** August 2, 2021
LOCATION: West line of Riverfront Boulevard, south of Rock Island Street
COUNCIL DISTRICT: 6
SIZE OF REQUEST: Approx. 0.691 acres. **CENSUS TRACT:** 0100.0

REPRESENTATIVE: Tailim Song Law Firm (Tailim Song)
APPLICANT: Cowboy Bail Bonds (Buckley Chappell)
OWNER: Jiffy Properties, L. P. (Lauren Oznick)
REQUEST: An application for 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.
SUMMARY: The purpose of the request is to continue the operation of a bail bonds office.
CPC RECOMMENDATION: **Approval** for a three-year period, subject to conditions.
STAFF RECOMMENDATION: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with an existing bail bonds office (Cowboy Bail Bonds).
- 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 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. Additionally, PD No. 784 requires a specific use permit for a bail bonds office use more than 500 feet away from a detention facility when located within the Mixmaster Riverfront Subarea. The request site is located within approximately 1,000 feet from a detention facility.
- On December 9, 2015, City Council approved Specific Use Permit No. 2167 to allow for a bail bonds office for a three-year period with eligibility for automatic renewals. The SUP was subsequently auto renewed on December 24, 2018. The applicant is seeking renewal of the SUP, which expired on December 9, 2021. However, since the applicant applied for the request on August 2, 2021 and before the termination date, the request is considered a renewal.

Zoning History:

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

1. **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 southeast corner of Reunion Boulevard and Riverfront Boulevard [subject site].
2. **Z190-161 / Z212-162:** 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, located on the southeast corner of Reunion Boulevard and Riverfront Boulevard. On April 7, 2022, the City Plan Commission recommended approval 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. The City Council Public Hearing for this application is scheduled for May 25, 2022.

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. **Z201-267:** On November 10, 2021, City Council approved 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, located on the East line of Riverfront Boulevard, south of Reunion Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Riverfront Blvd.	Principal Arterial	130 feet
Rock Island St.	Local Street	56 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 ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which 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, District 2*, 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, District 2*, 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, District 2*, provides a framework for a complete and connected City Center that provides enhanced opportunities for living, employment, education, and open space.

The 360 Plan, District 2, 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.

Land Use:

	Zoning	Land Use
Site	PD 784 (Mixmaster Riverfront)	Bail bonds office
North	PD 784 (Mixmaster Riverfront), SUP 1831	Bail bonds office, detention facility
East	PD 784 (Mixmaster Riverfront)	Bails bonds office
South	PD 784 (Mixmaster Riverfront), SUP 2370	Bail bonds office, liquor store, fuel station/convenience store
West	PD 784 (Mixmaster Riverfront), SUP 2167	Antenna tower, manufacturing, animal shelter or clinic

Land Use Compatibility:

The area of request is currently located in the Mixmaster Riverfront Subarea within Planned Development District No. 784 and is developed as a bail bond office. The site is surrounded by bail bond offices to the north, south, and east. West of the site includes an antenna tower, dog daycare, and some manufacturing uses. There are liquor stores located northeast and another combined 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 is for renewal 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, when it is located more than 500 feet from a detention facility. The nearest detention facility is located about 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 east. Staff is in support of the request due to the current uses that surround the site all being bail bond offices. The continuance of this office use would not be detrimental to the surrounding uses including 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 about 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.

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 4,341 square foot building requires a total of 13 parking spaces. The site provides 33 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

Lauren Lynn Oznik, general partner for Jiffy Properties, LP
923 Evergreen Hills Rd.
Dallas, Texas 75208
Phone: 214-948-8902
Cell: 214-923-0477
E-mail: jiffyproperties@me.com

Buckley Chappell, owner/general manager of Cowboy Bail Bonds
314 S. Riverfront Blvd.
Dallas, Texas 75208
Phone: 214-773-9066
E-mail: buckley@cowboybail.com

CPC ACTION
June 2, 2022

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2167 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, on the west line of Riverfront Boulevard, south of Rock Island Street.

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

For: 9 - Popken, Hampton, Anderson*, Shidid,
Carpenter, Vann, Blair, Jung, Stanard,
Kingston, Rubin

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 14
Replies: For: 2 Against: 0

Speakers: For: Tailim Song, 8111 LBJ Freeway, Dallas, TX, 75251
Abigael Campbell, 8111 LBJ Freeway, Dallas, TX, 75251
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.

CPC Recommendation

3. TIME LIMIT: This specific use permit expires on ~~December 9, 2021~~, (*three years from passing of this ordinance*)

Staff Recommendation

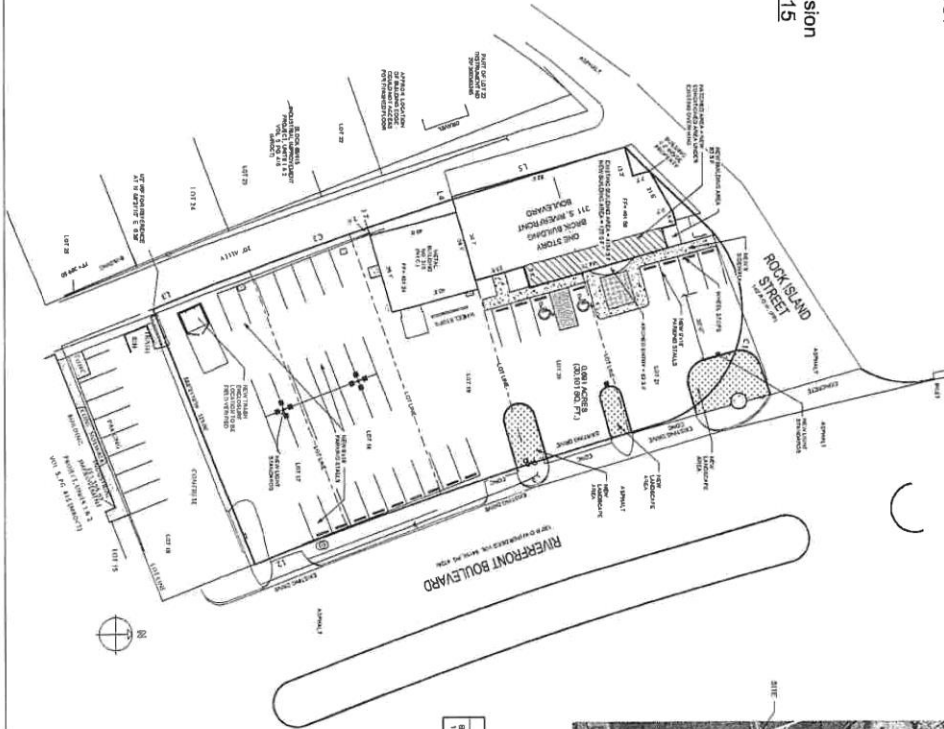
3. TIME LIMIT: This specific use permit expires on ~~December 9, 2021~~, (*three years from passing of this ordinance*) and is eligible for automatic renewal for additional three-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, 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 application for automatic renewal is strictly enforced).

4. FLOOR AREA: The maximum floor area for the bail bonds office is 4,341 square feet in the location 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 and egress are permitted.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. 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)

Site Plan
Specific Use Permit
No. 2167

Approved
City Plan Commission
November 5, 2015

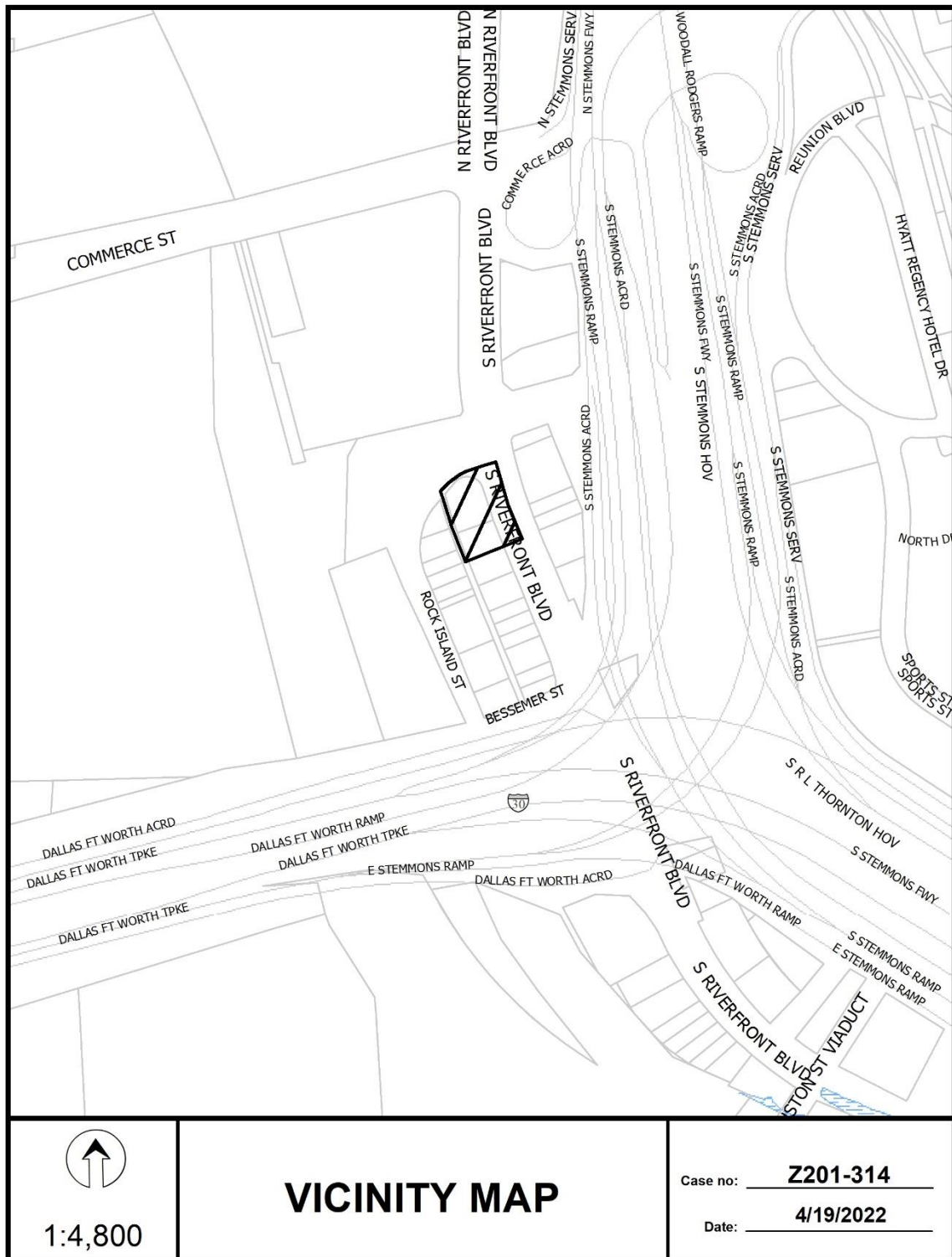


NEIGHBORHOOD MAP

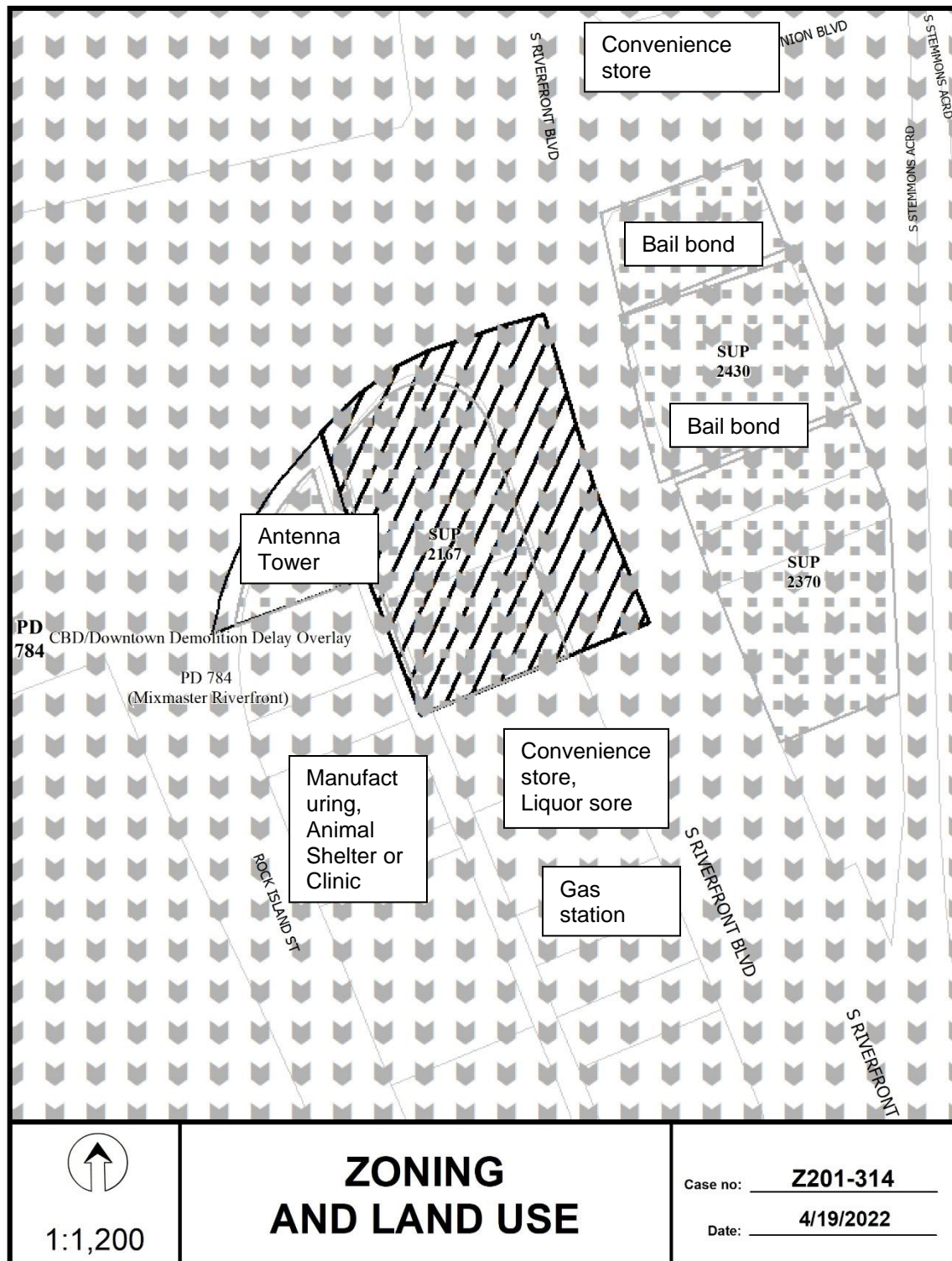
PARKING CHART			
USE	TOTAL SQUARE FEET	REQUIRED PARKING	PROPOSED PARKING
BAL BOONING OFFICE 1,000 S.F.	4,200	17	23

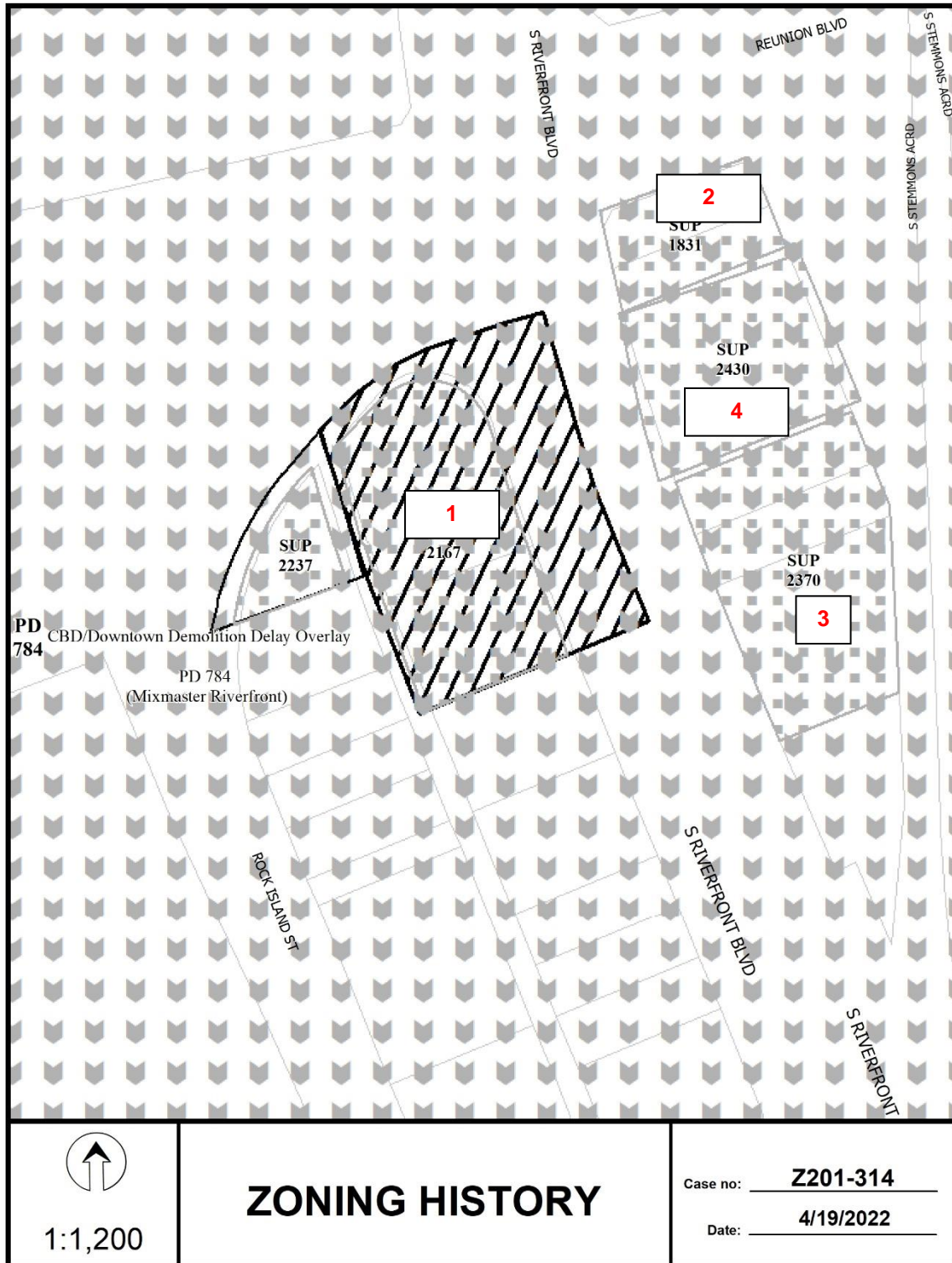
ZONED PD-784

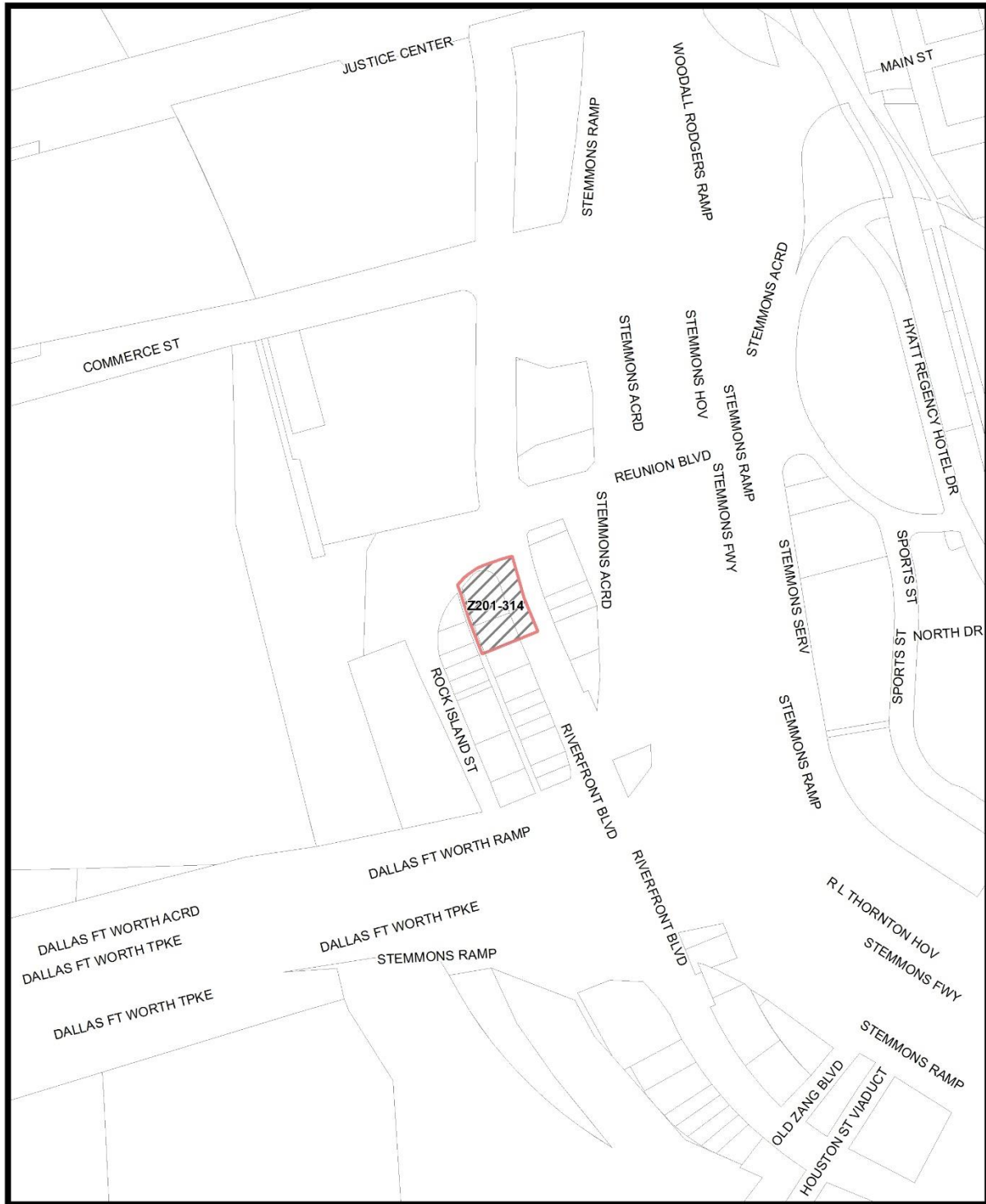
<p>COWBOY BAIL BONDS Any Bond Any Jail Nationwide</p>	<p>12/8/15</p>	<p>THIS DOCUMENT IS FOR INTERNAL USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS THE PROPERTY OF THE CITY OF DALLAS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</p>	<p>COMBOY BAIL BONDS 311 S. RIVERFRONT BOULEVARD DALLAS, TX</p> <p>SUP APPLICATION FOR BAIL BONDS COMPANY SITE PLAN</p> <p>ZONING CASE # Z146-338</p>
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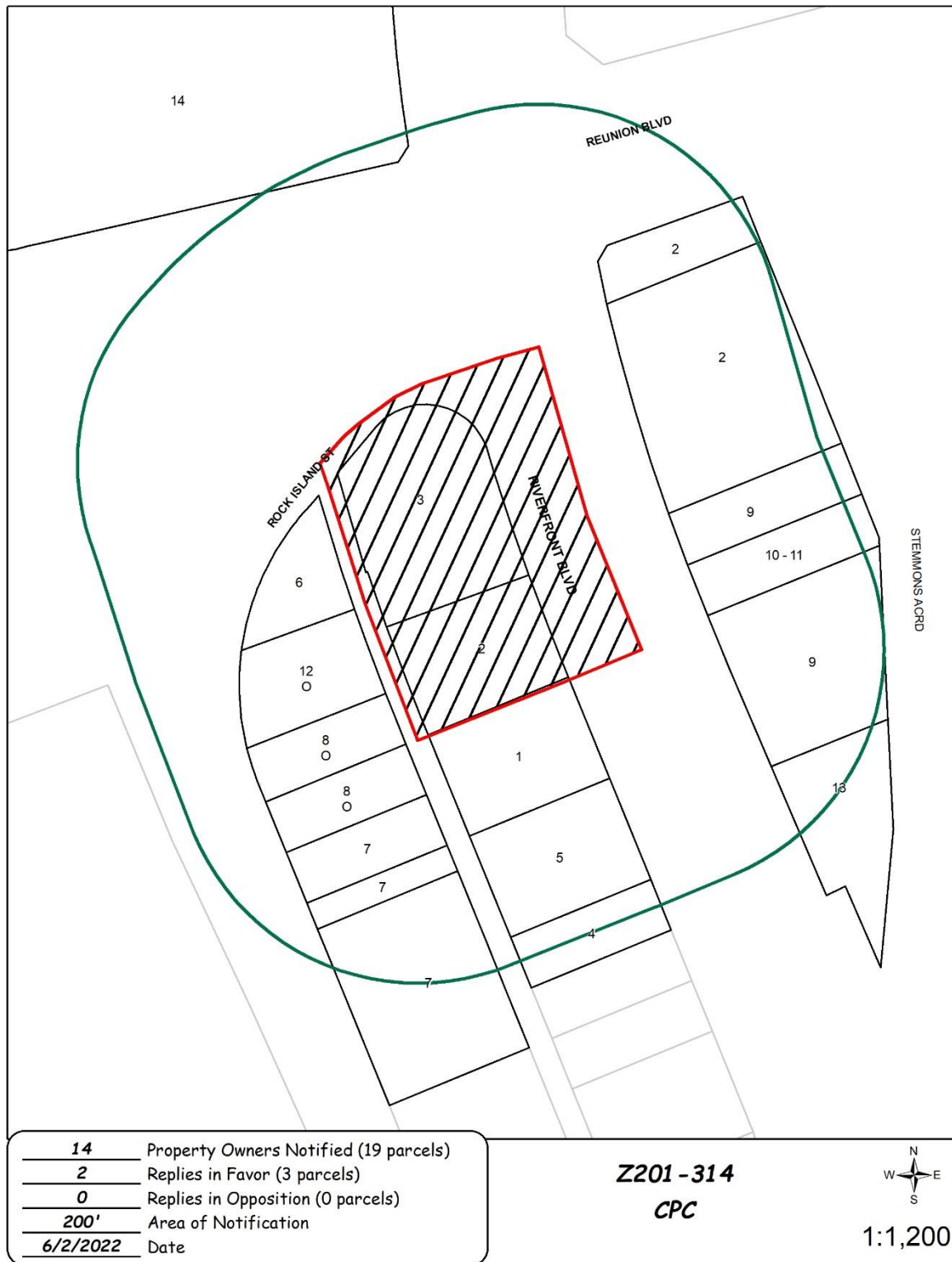
MVACluster A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 4/19/2022



06/01/2022

Reply List of Property Owners***Z201-314******14 Property Owners Notified 2 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	323 S RIVERFRONT BLVD	LAMS FAMILY LTD
	2	317 S RIVERFRONT BLVD	JIFFY PROPERTIES LP
	3	311 S RIVERFRONT BLVD	JIFFY PPTIES LP
	4	339 S RIVERFRONT BLVD	LAKHANI MEHMOOD
	5	331 S RIVERFRONT BLVD	MIHALOPOULOS LIVING TRUST THE
	6	200 ROCK ISLAND ST	NCWPCS MPL 28 YR SITE TWR HOLDINGS LLC
	7	314 ROCK ISLAND ST	HARGETT ELECTRIC COMPANY LP
O	8	310 ROCK ISLAND ST	WILLIAM , LYN , CASH & ELLA LLC
	9	350 S RIVERFRONT BLVD	330 RIVERFRONT JOINT VENTURE LLC
	10	330 S RIVERFRONT BLVD	TOBACK & ASSOCIATES
	11	330 S RIVERFRONT BLVD	330 RIVERFRONT JOINT VENTURE LLC
O	12	304 ROCK ISLAND ST	THOMPSON RUSSELL W
	13	362 S RIVERFRONT BLVD	330 RIVERFRONT JOINT
	14	257 S RIVERFRONT BLVD	CHPD-LP