

FILE NUMBER: Z190-134(PD)

DATE FILED: November 12, 2019

LOCATION: East side of South Riverfront Boulevard, south of Reunion Boulevard

COUNCIL DISTRICT: 6

MAPSCO: 45 N

SIZE OF REQUEST: Approx. 0.718 acres

CENSUS TRACT: 100.00

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

APPLICANT/OWNER: 330 Riverfront Joint Venture LLC

REQUEST: An application for a Specific Use Permit 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 applicant proposes to operate a bail bonds office in an existing one-story, 1,103 square foot building. A Specific Use Permit is required because the land use is located more than 500 feet from a detention facility.

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

STAFF RECOMMENDATION: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

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.
- The applicant’s request for a Specific Use Permit will allow for the operation of the bail bonds office at this location. The requirement of the specific use permit is because the bail bonds office is located more than 500 feet away from a detention center per PDD No. 784.
- The request site is surrounded by PDD No. 784. Adjacent uses include an existing bail bonds office and general merchandise to the west, to the north is an office use. The Stemmons Freeway is located to the east and a billboard sign to the south.

Zoning History: There have been two zoning changes requested in the vicinity within the past five years.

1. Z167-162: On April 12, 2017, the City Council approved Mixmaster Riverfront Subarea Tract 2 within Planned Development District No. 784 to allow a tower/antenna for cellular communication use by Specific Use Permit and 2) Specific Use Permit No. 2237 for a tower/antenna for cellular communication use on property zoned the Mixmaster Riverfront Subarea within PDD No. 784, Trinity River Corridor Special Purpose District.

2. Z167-193: On April 26, 2017, City Council approved Specific Use Permit No. 2239 for a bail bonds office within the Mixmaster Riverfront Subarea within PDD No. 784, the Trinity River Corridor Special Purpose District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Riverfront Boulevard	Principal Arterial	130 ft.

Traffic:

The Engineering Division of the Department of Sustainable Development and Construction reviewed the request and determined that it will not 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 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.

The request of a SUP for a bail bonds office at this location is characteristic of the Commercial Corridor Building Block. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors but are smaller and incorporate less density. These corridors, commonly located at the intersection of major streets, are easily accessed via automobiles. Given the close proximity to Lew Sterrett Justice Center this is an understandable proposal.

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.

Surrounding Land Uses:

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

Land Use Compatibility:

The request site is developed with a one-story structure, approximately 1,103-square-foot. The applicant proposes to operate a bail bonds office within the building. The use definitions in PDD No. 784, define 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 2,000 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. It is important to note there are numerous bail bonds offices on properties concentrated along Riverfront Boulevard.

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 proposed site is located approximately 300 feet from the nearest bail bond office and approximately 2,000 feet from the nearest detention facility (Lew Sterrett Justice Center) and is compatible with the surrounding uses. The conditions associated with the land use, and short initial time period will help to mitigate any potentially negative issues. The SUP may not be renewed if the property is not compliant with the conditions set forth. Staff has determined the applicant's request, subject to the attached site plan and conditions, complies with the intent of the requirements for a specific use permit.

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 333 square feet of floor area. The required off-street parking for the proposed 1,103-square-foot bail bond use is 3 off-street parking spaces. As depicted in the proposed site plan, 42 spaces will be provided.

Landscaping:

The applicant is not proposing additional floor area or nonpermeable surface area that would trigger Article X landscaping requirements.

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

Z190-134(PD)

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
FEBRUARY 6, 2020:**

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 conditions on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the east side of South Riverfront Boulevard, south of Reunion Boulevard.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Jackson, Blair, Jung, Housewright,
Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 10
Replies: For: 2 Against: 0

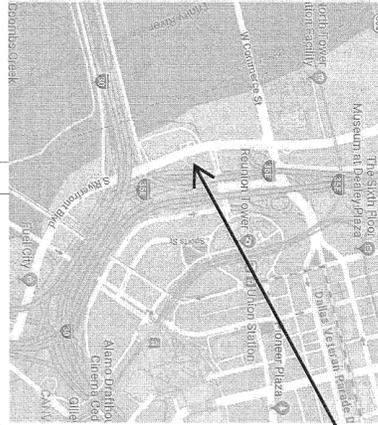
Speakers: For: Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710
Against: None

CPC RECOMMENDED 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 (two years from the passage of this ordinance).
4. FLOOR AREA: Maximum floor area for a bail bonds office is 1,103 square feet.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. 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.

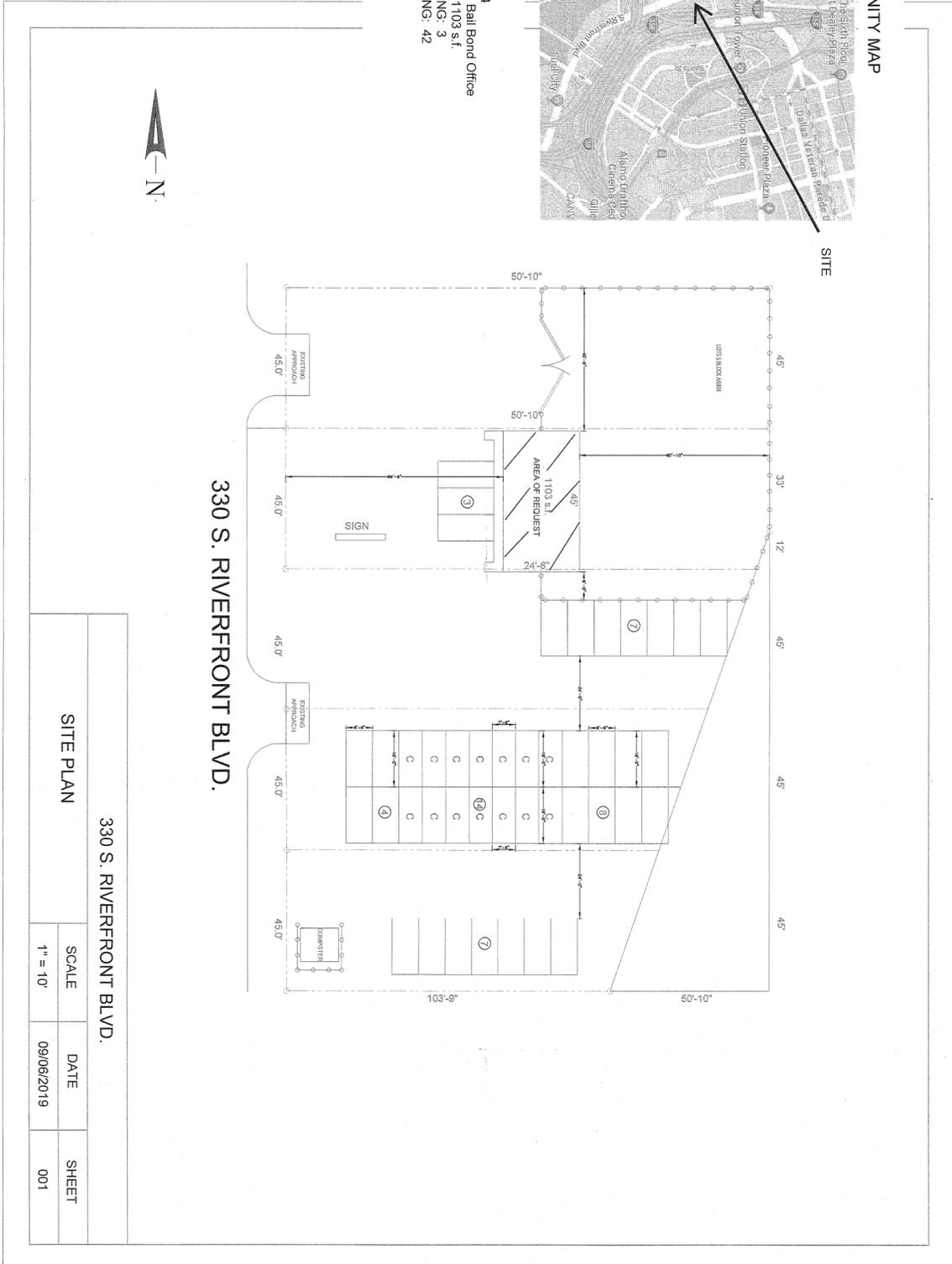
PROPOSED SITE PLAN

VICINITY MAP



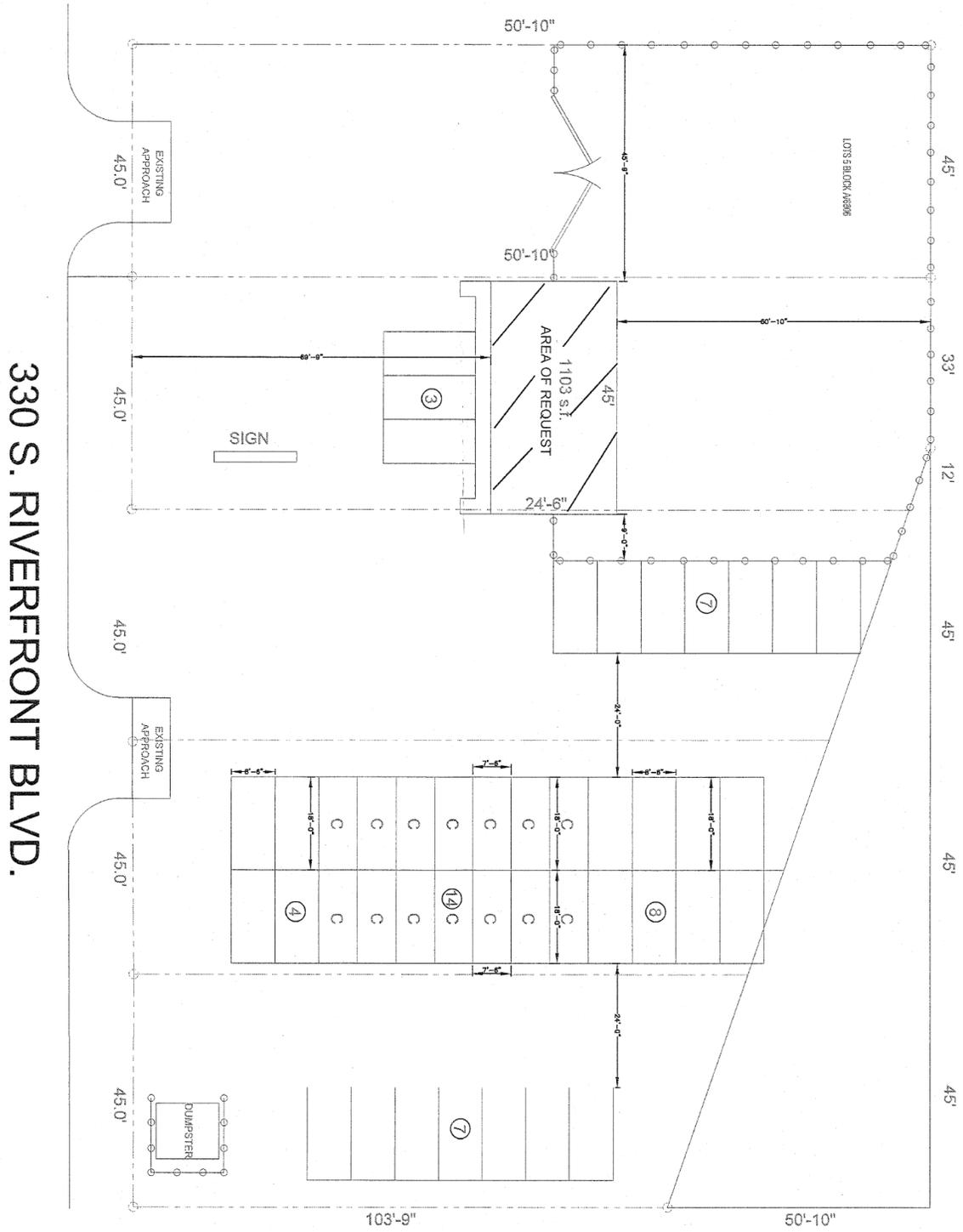
SITE

SITE SUMMARY
 ZONING: PDD 794
 PROPOSED USE: Bail Bond Office
 BUILDING AREA: 1103 s.f.
 REQUIRED PARKING: 3
 PROVIDED PARKING: 42



330 S. RIVERFRONT BLVD.		
SITE PLAN		
SCALE	DATE	SHEET
1" = 10'	09/08/2019	001

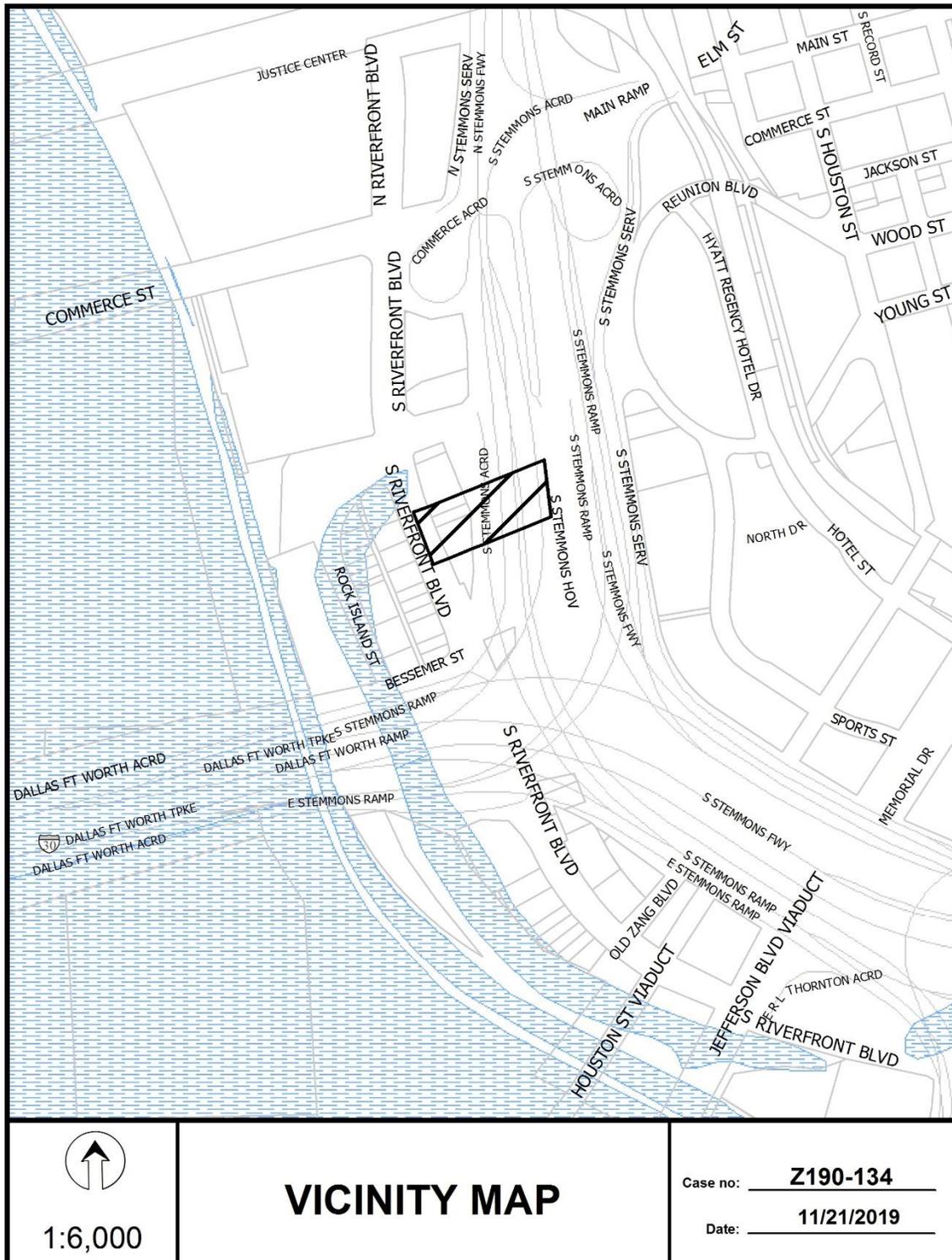
SITE PLAN (ENLARGED)



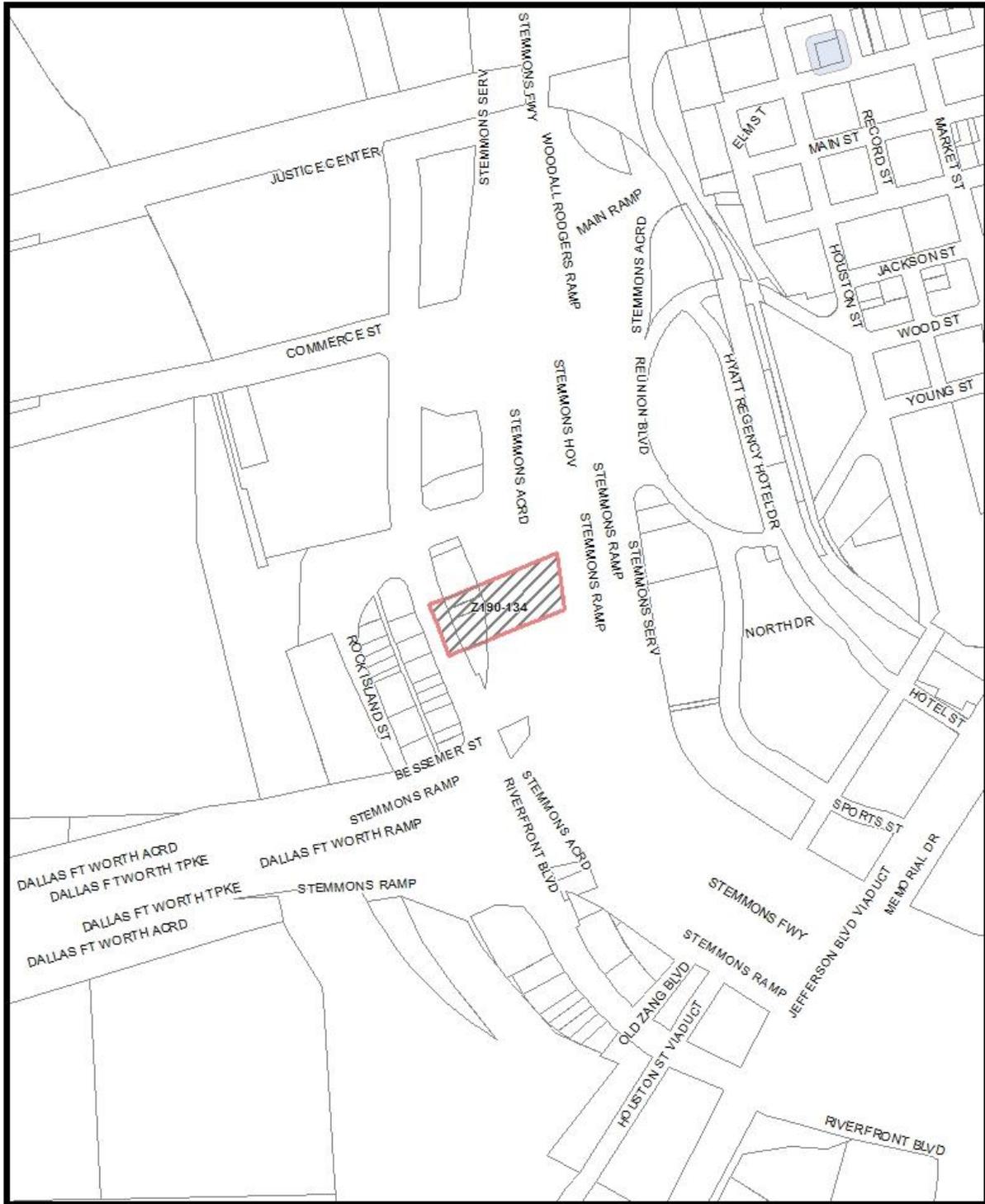
LIST OF OFFICERS

330 Riverfront Joint Venture LLC Owner

Mattheew A Toback	Director
Vickers Cunningham	Director







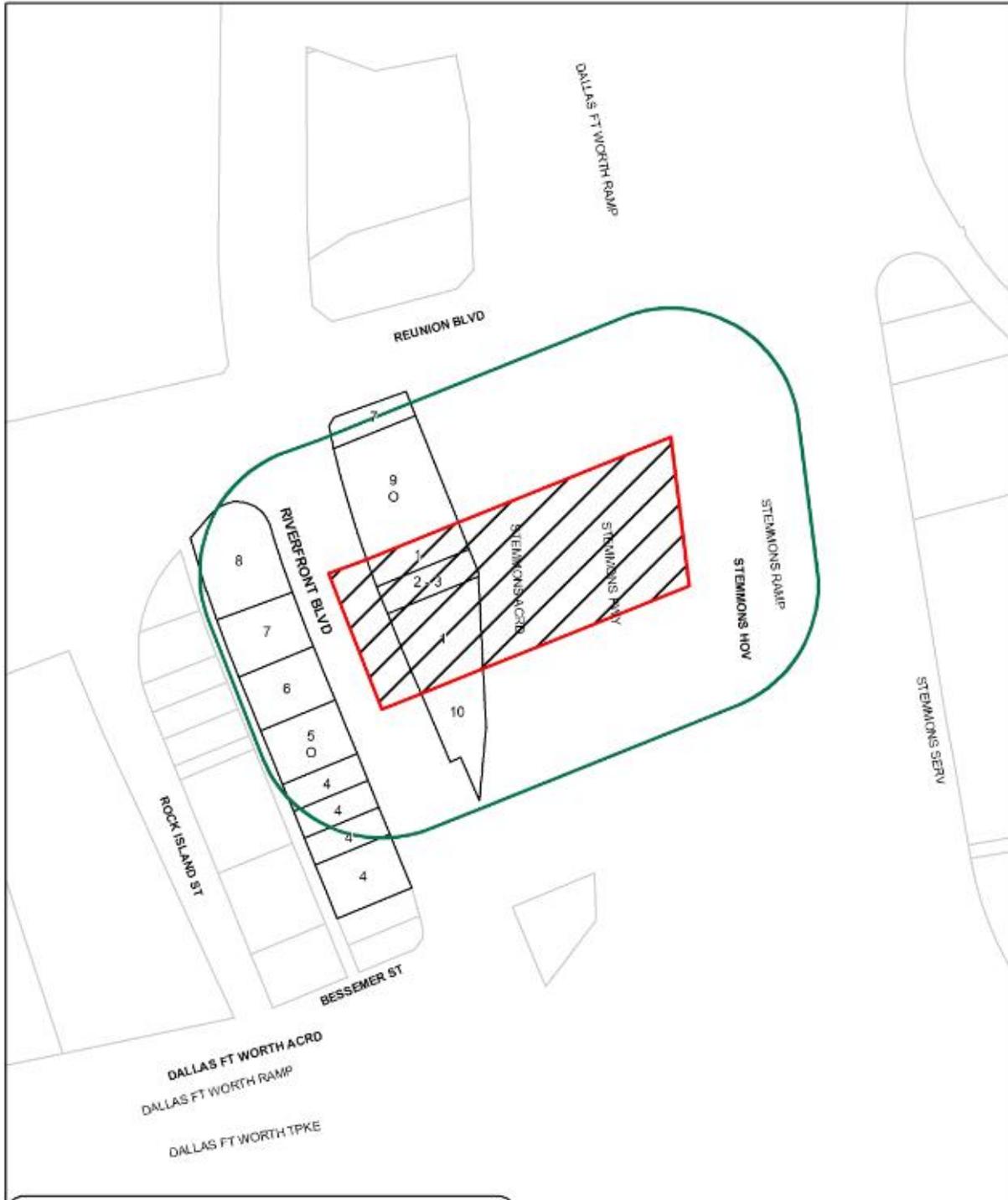
Market Value Analysis A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 11/21/2019

CPC RESPONSES



<u>10</u>	Property Owners Notified (14 parcels)
<u>2</u>	Replies in Favor (2 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>2/6/2020</u>	Date

Z190-134
CPC



1:2,400

02/05/2020

Reply List of Property Owners

Z190-134

10 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	350 S RIVERFRONT BLVD	330 RIVERFRONT JOINT VENTURE LLC
	2	330 S RIVERFRONT BLVD	TOBACK & ASSOCIATES
	3	330 S RIVERFRONT BLVD	330 RIVERFRONT JOINT VENTURE LLC
	4	351 S RIVERFRONT BLVD	LAKHANI MEHMOOD
O	5	331 S RIVERFRONT BLVD	CHPD LP
	6	323 S RIVERFRONT BLVD	LAMS FAMILY LTD
	7	317 S RIVERFRONT BLVD	JIFFY PROPERTIES LP
	8	311 S RIVERFRONT BLVD	JIFFY PPTIES LP
O	9	314 S RIVERFRONT BLVD	OZNICK LAUREN LYNN &
	10	362 S RIVERFRONT BLVD	330 RIVERFRONT JOINT