

February 20, 2026

Via Scan/Email

Mr. Bryant Thompson, Senior Planner
Ms. Diana Barkume, Project Coordinator – Development
Planning and Development Department
City of Dallas
1500 Marilla Street, Room 5CN
Dallas, Texas 75201

Re: BOA-25-000101; 2628 Maple Avenue.

Dear Mr. Thompson and Ms. Barkume:

We are sending you this letter to provide factual background and to explain the rationale for our request for a variance of 27 off-street parking spaces, from 68 spaces required for a proposed potential mix of future uses to the 41 spaces currently provided on the site for a 12, 567 square foot development as constructed in 1979 (per the Dallas Central Appraisal District).

The subject property is addressed as 2628 Maple Avenue, and is described as Block 3/950, Lots 13, 15, 17, and 19 consisting of 0.7030 acres of land (the “Property”). The Property was developed in 1979 as a two story building with retail and restaurant uses varying over time. We are providing you with this letter to affirm for you how we meet the required variance standards, including demonstrable property hardship conditions, and to respectfully ask for City Staff’s recommendation of approval of our variance request.

I. Our Request. The existing building is currently vacant. The purpose of our request is to be able to accommodate re-use of the existing building for a combination of retail and restaurant uses. There are 41 existing spaces on the site.

Our requested variance would allow for the reutilization of the existing space (with no expansion of the building) to 3,398 square feet of Restaurant uses and 9,169 square feet of Retail uses, by providing the existing 41 spaces (as constructed) out of the otherwise-required 65 parking spaces (as determined from the P.D. 193 Mixed Use Parking Chart).

Actual projected peak parking demand, as summarized on Page 6 of our submitted Parking Demand Analysis, is 39 spaces. Therefore, the existing supply of 41 spaces is more than sufficient to accommodate parking demand, even at peak.

II. Why We Are required to Apply for a Variance and not a Special Exception. The relevant portion of the Dallas Development Code on parking special exceptions is found at Sec.

#48873279

51A-4.311(a)(6) and says in relevant part that “*The board shall not grant a special exception under Paragraph (1) to reduce the number of off-street parking spaces expressly required in the text or development plan of an ordinance establishing or amending regulations governing a specific planned development district*”. Because of the fact that P.D. 193 has its own required parking ratios, this provision has historically been interpreted by the City to mean that parking special exceptions are not available in P.D. 193 – any parking reduction request to the Board within P.D. 193 must be a variance request.

III. The Site; Existing Conditions. The Property as stated above was developed in 1979, prior to both the extensive redevelopment of Uptown Dallas as well as long before changes in policy on the need for extensive vehicle parking. I have attached an aerial photograph of the Property, as well as several street view photos illustrating the extensive redevelopment which has occurred all around the Property subsequent to its original development.

IV. How We Meet the Variance Standard. This variance request meets the variance standards mandated by Sec. 51A-3.102(d)(10) of the *Dallas Development Code* in every respect. First, several property conditions exist to support our variance request in the following respects:

1. The building to be re-used is already built, and the existing parking is already in place. As you can see from the photos, the building is well-maintained and attractively landscaped on the street-facing frontages. There is no room for additional parking with out demolishing at least large parts of the building.
2. The property itself is clearly irregularly-shaped. This would represent a challenge for any kind of development or redevelopment, including as to parking area configuration and circulation.
3. The property is bounded by what appear to be three front yards (Maple Avenue, Cedar Springs Road, and Howell Street), as well as by a public alley on the northeast side, also representing a challenge for any kind of development or redevelopment

Without the requested reduction, this otherwise retail- and restaurant-ready space would be largely unusable, unlike the many other P.D. 193/HC office and mixed-use developments in the Uptown neighborhood, which clearly have developed at much greater height and density (allows 240 feet maximum height and 4:1 FAR by right), which goes to the element regarding commensurate development.

V. The Public Interest. Finally, the granting of this variance would not in any way be contrary to the public interest. In fact, the granting of this variance will strongly support the public interest by allowing for the above-described 13,836 square feet of space to be activated with new restaurant and retail uses, which will add to the walkable, pedestrian-friendly character of this area of Uptown, and in fact will provide a nice contrast in scale with the surrounding existing, and likely future, high-rise development.

This is an example of an applicant purposefully and thoughtfully refraining from trying to maximize building height or floor area ratio on a site where that otherwise would be likely. I have also attached the support emails that the City has received so far, and we expect that more will follow.

VI. Parking Demand Analysis Conclusions. Our Parking Demand Analysis makes the following findings on Page 5, which further support our position that approval of the requested variance meets all of the applicable standards and is strongly in the public interest:

SUMMARY OF FINDINGS

The following findings are based upon Westwood's analysis of parking demand characteristics for the proposed development outlined in the Project Description section of this report.

FINDING: Due to a projection of actual parking need for an existing multi-tenant commercial building located at 2404 Cedar Springs Road, the Applicant is seeking to obtain a Variance to the Parking Code requirements of the City of Dallas for 24 spaces to decrease the total requirement from 65 spaces to 41. The variance would equate to a total reduction of 36.9%.

FINDING: The projected peak parking demand for the proposed use based upon published data from the Institute of Transportation Engineers (ITE) Parking Generation manual, 6th Edition (2023) is 3.13 parked vehicles per 1,000 square feet of floor area at full occupancy.

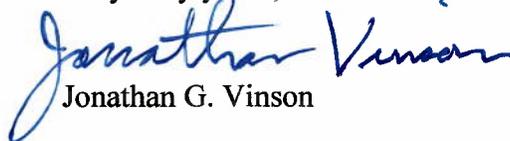
That ratio translates into the 39 space peak parking demand. Finally, for more perspective on the parking requirements applicable to the Property, as being in P.D. 193, in comparison to recent City-wide parking reform, we note that if the parking reform Code changes applied to this development, it could easily accommodate the prospective change in the mix of uses, as follows:

Restaurant (3,398 SF): 5 spaces required (none required for first 2,500 SF; 1:200 thereafter).

Retail (9,169 SF): No minimum requirement.

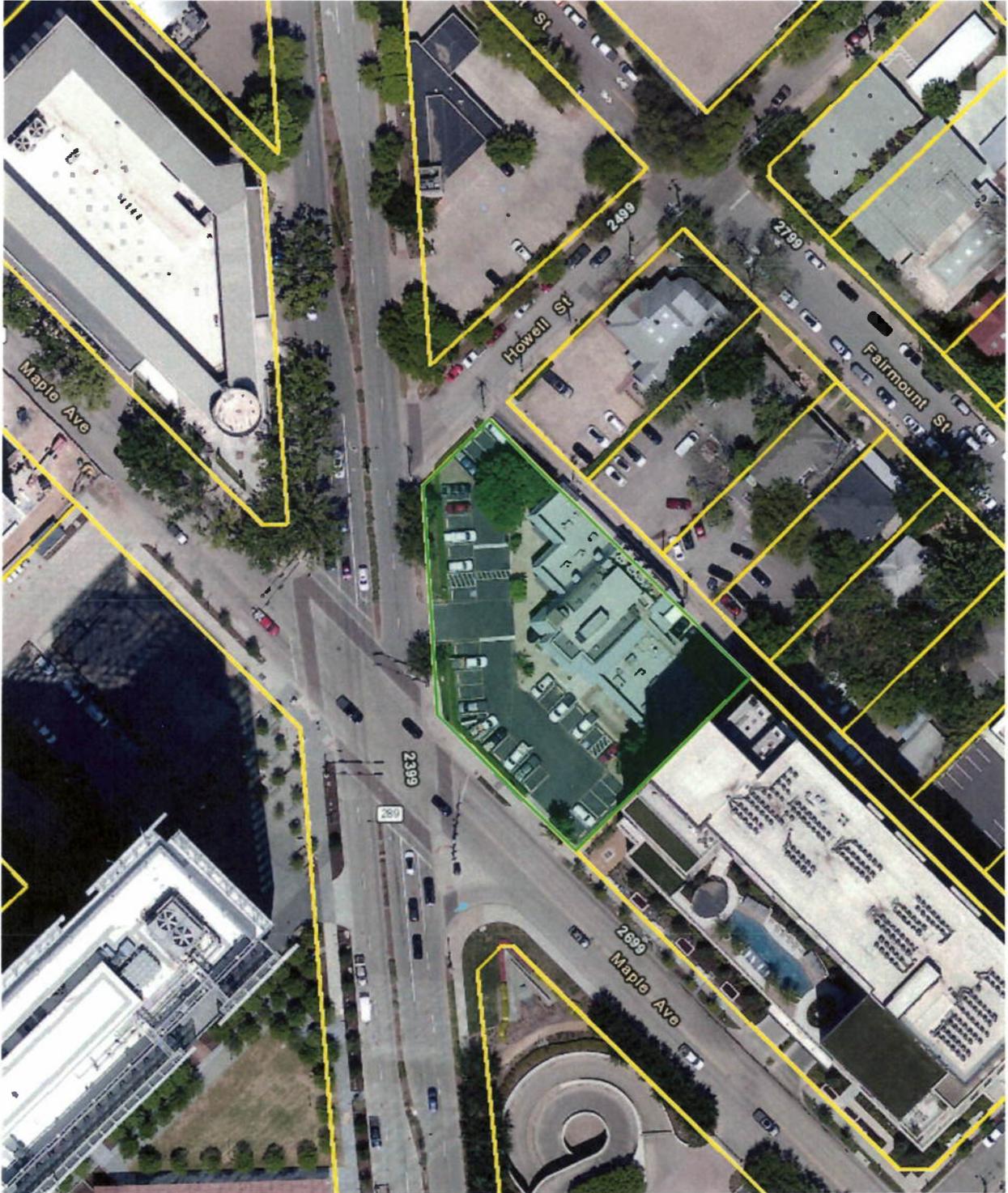
VII. Conclusion. We appreciate your consideration of this information. We respectfully ask, on the basis of our foregoing points, that the City Staff make a recommendation of *approval* of our off-street parking variance request to the Board of Adjustment. We are also happy to meet with City Staff virtually or in person to discuss further if you wish. Thank you very much.

Very truly yours,


Jonathan G. Vinson

cc: Todd Petty
Travis Bond
Steve Stoner
Suzan Kedron
Will Guerin

**AERIAL PHOTO OF SITE
(highlighted in green)**



**VIEW OF THE SITE FROM INTERSECTION
OF CEDAR SPRINGS AND MAPLE
(note much denser surrounding development)**



**VIEW FROM THE SITE OF NEARBY MORE RECENT
(AND MUCH TALLER, DENSER) DEVELOPMENT**



Vinson, Jonathan

From: Van Shaw <van@shawlaw.net>
Sent: Thursday, February 12, 2026 4:38 PM
To: diana.barkume@dallas.gov; mary.williams1@dallas.gov
Cc: Vinson, Jonathan
Subject: BOA-26-000101 - 2628 Maple

Caution: **External Email.

Dear City of Dallas –

I am writing in support of the above-referenced request. I have met with the property owner and am supportive of the variance request for reduced parking. We are excited to have this new concept in our neighborhood. I am responsible for the following addresses:

- 2723 Fairmount St.
- 2719 Fairmount St.

Sincerely,

Van Shaw
Law Offices of Van Shaw
2723 Fairmount St.
Dallas, TX 75201
214/754-7110
214/754-7115 Fax



<Click and Follow us
www.shawlaw.net

Vinson, Jonathan

From: Williams, Mary <mary.williams1@dallas.gov>
Sent: Wednesday, February 18, 2026 11:41 AM
To: Ramsey March; Barkume, Diana
Cc: Vinson, Jonathan
Subject: RE: BOA-26-000101 - 2628 Maple

Caution: **External Email.

Your letter was received

We value your feedback!

Tell us how we did at: <https://bit.ly/pddsurvey25-26>

Mary F. Williams

Board Coordinator / Board of Adjustment
Planning & Development Department
1500 Marilla Street 5CN
Dallas, TX 75201
Office: 214-670-4127
Email: mary.williams1@dallas.gov



SERVICE FIRST, NOW!

Connect. Collaborate. Communicate.

OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.

From: Ramsey March <rmarch@streamrealty.com>
Sent: Wednesday, February 18, 2026 11:31 AM
To: Barkume, Diana <diana.barkume@dallas.gov>; Williams, Mary <mary.williams1@dallas.gov>
Cc: Vinson, Jonathan <jvinson@jw.com>
Subject: BOA-26-000101 - 2628 Maple

External Email!

Dear City of Dallas,

I am writing in support of the above-referenced request. I have met with the property owner and am supportive of the variance request for reduced parking. We are excited to have this new concept in our neighborhood. I am responsible for the following property addresses:

- 2828 Routh St.
- 2699 Howell St.
- 2718 Boll St.

Sincerely,

Ramsey March

Ramsey March
Executive Managing Director & Partner | [Office Development Services](#)

T. 214.267.0447 | M. 214.354.4100
rmarch@streamrealty.com | www.streamrealty.com



Stream Realty Partners
2001 Ross Avenue, Suite 400 | Dallas, TX 75225

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Vinson, Jonathan

From: Chase Prospere <CProspere@LPC.com>
Sent: Wednesday, February 18, 2026 2:39 PM
To: diana.barkume@dallas.gov; mary.williams1@dallas.gov
Cc: Vinson, Jonathan
Subject: RE: BOA-26-000101 - 2628 Maple

Caution: **External Email.

Lincoln supports this project & variance.

Thank you

Lincoln

Chase Prospere

Senior Vice President

C 214.808.9121 | O 214.740.3312

Lincoln Property Company

8111 Douglas Ave. | Suite 600 | Dallas, TX 75225

lpc.com

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From:
Sent: None
To: diana.barkume@dallas.gov; mary.williams1@dallas.gov
Cc: Jonathan Vinson <jvinson@jw.com>
Subject: BOA-26-000101 - 2628 Maple

Dear City of Dallas –

I am writing in support of the above-referenced request. I have met with the property owner and am supportive of the variance request for reduced parking. We are excited to have this new concept in our neighborhood. I am responsible for the following property addresses:

- 2808 Fairmount St.
- 2812 Fairmount St.
- 2816 Fairmount St.
- 2811 Routh St.
- 2813 Routh St.
- 2817 Routh St.
- 2821 Routh St.
- 2901 Routh St.

- 2907 Routh St.
- 2911 Routh St.

Sincerely,

Royal 2500 Cedar Springs LLC

Vinson, Jonathan

From: Todd Petty <Todd@greenwayinvestment.com>
Sent: Friday, February 20, 2026 2:16 PM
To: diana.barkume@dallas.gov; mary.williams1@dallas.gov
Cc: Vinson, Jonathan; Travis Bond
Subject: BOA-26-000101 - 2628 Maple

Caution: **External Email.

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- 2408 Cedar Springs Rd.

Sincerely,

Greenway-Maple L.P.

By: Maple I GP, LLC its general partner

By: Todd Petty, Vice President