

**FILE NUMBER:** Z-25-000231                      **DATE FILED:** January 2, 2026

**LOCATION:** Northeast line of Riverfront Boulevard, northwest of the Houston Street Viaduct

**COUNCIL DISTRICT:** 1

**SIZE OF REQUEST:** Approx. 33,557 sq. ft.                      **CENSUS TRACT:** 48113010002

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**APPLICANT:** Derrick Shaw / ReView Bar and Lounge

**REPRESENTATIVE:** Audra Buckley / Permitted Development, LLC

**OWNER:** PNYX Limited Partnership

**REQUEST:** An application for an amendment to Specific Use Permit No. 2529 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) use limited to a dance hall on property zoned Mixmaster Riverfront Subarea (Downtown Form District) within Planned Development District No. 784, the Trinity River Corridor Special Purpose District.

**SUMMARY:** The purpose of the request is to amend Specific Use Permit No. 2529 to add a dance hall use on the property.

**STAFF RECOMMENDATION:** Approval, subject to amended conditions.

**CPC RECOMMENDATION:** Approval for a five-year period, subject to amended conditions.

**BACKGROUND INFORMATION:**

- The request is to add commercial amusement (inside) limited to a dance hall to Specific Use Permit 2529 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for the existing ReView Bar & Lounge.
- The area of the request is within the Mixmaster Riverfront Subarea of Planned Development District 784, the Trinity River Corridor Special Purpose District.
- The existing hours of operation for SUP 2529 is between 12:00 p.m. (noon) and 2:00 a.m. (the next day), Monday through Sunday. The request is also to amend the hours of operation for the days of the week to Wednesday through Sunday in lieu of Monday through Sunday for the bar and lounge and dance hall. The hours of operation are to remain the same.
- The lot only has frontage on South Riverfront Boulevard.
- No changes are proposed to the property or to the existing site plan.

**Zoning History:**

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

1. **Z245-198 / Z-25-000013:** On August 13, 2025, City Council approved SUP 2529 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a five year period on property zoned Mixmaster Riverfront Subarea (downtown Form District) within Planned Development District 784, the Trinity River Corridor Special Purpose District on the northeast line of Riverfront Boulevard northwest of the Houston Street Viaduct. [Subject site]
2. **Z234-135:** On November 30, 2023, City Council approved SUP 2529 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a five-year period on property within the Mixmaster Riverfront Subarea of Planned Development District 784, the Trinity River Corridor Special Purpose District on the northeast line of South Riverfront Boulevard, northwest of South Houston Street. [Subject site]
3. **Z212-252:** On December 5, 2022, City Council approved SUP 2473 for a commercial amusement (inside) limited to a dance hall on a property zoned Mixmaster Riverfront Subarea of Planned Development District 784, the Trinity River Corridor Special Purpose District located on the southwest line of Riverfront Boulevard, northwest of Houston Street Viaduct.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Riverfront Boulevard	Principal Arterial	130' Bike Plan

**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 will continue review of engineering plans at permitting to comply with city standards.

**Transit Access:**

The following transit services are located within ½ mile of the site:

DART Routes Red Line, Blue Line, Dallas Streetcar.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

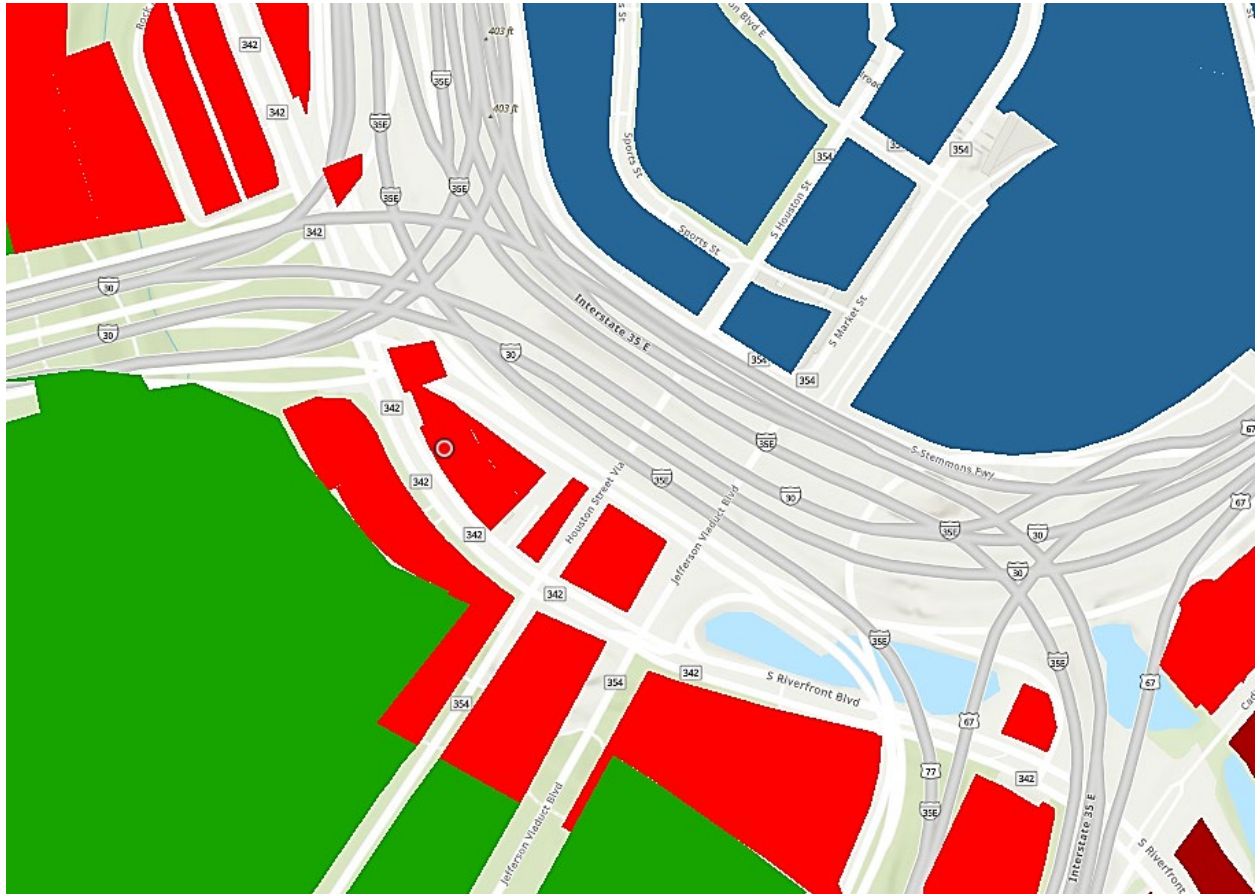
- ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by the City Council in September 2024, the plan includes a future land use map, and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas’s Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City’s authority to regulate land use.

**• Consistency Review Recommendation**

The proposed zoning change of an SUP amendment for alcoholic beverages limited to bar, lounge, or tavern with commercial amusement (inside) limited to a dance hall is consistent with ForwardDallas 2.0 as the site is completely located within the Community Mixed-Use Placetype. This placetype allows for primary land uses like: Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility, Light Industrial.

This request aligns with the character of the Community Mixed-Use placetype which allows for commercial uses.

The area highlighted below shows the location of the area of request within the ForwardDallas 2.0 Placetype.



### LEGEND

- |  |   |
|--|---|
|  Regional Open Space    |  City Center               |
|  Small Town Residential |  Institutional Campus      |
|  Community Residential  |  Flex Commercial           |
|  City Residential       |  Industrial Hub            |
|  Regional Mixed-Use     |  Logistics/Industrial Park |
|  Neighborhood Mixed-Use |  Airport                   |
|  Community Mixed-Use    |  Utility                   |

- **Placetype Summary**

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

**Other Contextual comments related to long-range plan**

**Area Plans**

The area of request is located within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, west of downtown Dallas. The site sits southwest of Interstate 35 E and is surrounded by other commercial and retail uses. The site has access to transit routes within ½ mile of the site.

The Trinity River Corridor Comprehensive Plan was adopted on March 9, 2005, by City Council and established a broad vision that describes the Corridor as the heart of a thriving Dallas with unified, diverse neighborhoods and business centers connected by a ribbon of water and green spaces. The Plan establishes the Corridor as the city’s model for economic growth without physical, social, or economic barriers, which attracts residents and visitors to live, learn, work, shop, and play within a cosmopolitan urban core alongside the river’s meandering environment. PD 784 implements the Plan.

Planned Development 784 includes form-based zoning. The purpose of form-based zoning is to integrate urban design into land use and development regulations and to define the desired scale and character of a particular area.

**Planning Narrative Response**

As a high-level citywide policy document, ForwardDallas 2.0 does not include recommendations at the scale of this request.

**STAFF ANALYSIS:**

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
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<b>Site</b>	PD 784, Mixmaster Riverfront Subarea	SUP 2529 for an alcoholic beverage establishment limited to a bar, lounge, or tavern
<b>Northwest</b>	PD 784, Mixmaster Riverfront Subarea	Liquor Store
<b>West</b>	PD 784, Mixmaster Riverfront Subarea	Alcoholic Beverage Establishment
<b>Southwest</b>	PD 784, Mixmaster Riverfront Subarea	Alcoholic beverage establishment
<b>Southeast</b>	PD 784, Mixmaster Riverfront Subarea	Auto Repair
<b>East</b>	PD 784, Mixmaster Riverfront Subarea	Houston Street Viaduct / Interstate 35 E

**Land Use Compatibility:**

The request site is within the Mixmaster Riverfront Subarea of Planned Development District 784, with Specific Use Permit 2529, and is currently developed with a lounge – ReView Bar & Lounge. The subdistrict allows for alcoholic beverage establishment uses with a specific use permit. Per Table 202.13 on pages 35 through 38 of the [PD 784 conditions](#), an SUP for an alcoholic beverage establishment is not eligible for automatic renewal.

Other uses surrounding the area of request are located within PD 784 and include a liquor store attached to the site to the northwest, alcoholic beverage establishment uses immediately to the west, an auto repair use immediately to the southeast, and the Houston Street Viaduct and Interstate 35 E to the east. The applicant’s use of the site is complementary to the community services developments that have previously occurred 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. A dance hall is complementary to the previous development along Riverfront Boulevard and the hours of operation fit in the requirements to operate this land use within PD 784.

**Landscaping:**

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

**Parking:**

Per the Dallas Development Code, May 14, 2025, Code Amendment, the off-street parking requirement for a bar, lounge, or tavern is one space per 200 square feet of floor area and no parking is required for a building less than or equal to 2,500 square feet, and a dance hall is one space per 200 square feet of floor area. As the property is within ½ of rail transit service, no parking is required. As demonstrated on the proposed site plan, the site provides 55 parking spaces.

**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 and properties to the south, east, and west are not currently in an MVA area. Northeast of the site across S. Stemmons Freeway is a “C” MVA area.

**Police Report:**

On Tuesday February 3, 2026, the Central Patrol Division of the Dallas Police Department provided the following comments regarding 1515 S. Riverfront Blvd – DBA ReView Bar and Lounge). These statistics include the time period from 05/20/2025 to 02/02/2026.

**Arrests – 0 total**

**Calls – 5 total**

Master_Incident_Number	Response_Date	Response_Time	MDivision	MRA	Problem	Priority_Description	Location_Name	Address	Call_Disposition
25-0904829	5/23/2025	10:31:00 PM	CENTRAL	2069	40 - Other	3 – General Service	REVIEW LOUNGE	518 S RIVER FRONT BLVD	NP – No Police Action
25-1190011	7/5/2025	9:32:00 PM	CENTRAL	2069	40 - Other	3 – General Service	STRIP CENTER	518 S RIVER FRONT BLVD	NP – No Police Action
25-1385896	8/5/2025	3:03:00 PM	CENTRAL	2069	40- Other	3 – General Service	REVIEW LOUNGE	518 S Riverfront Blvd	NP - No Police Action
25-1405731	8/8/2025	4:41:00 PM	CENTRAL	2069	40- Other	3– General Service	REVIEW LOUNGE SPORTS BAR	518 S Riverfront Blvd	NP– No Police Action
25-0092563	1/17/2026	12:33:00 AM	CENTRAL	2069	6X - Major Dist (Violence)	2 - Urgent		518 S Riverfront Blvd	NC – No Complainant

**Texas Alcoholic Beverage Commission (TABC) Information:**

TABC License numbers, information, and statuses may be retrieved here by searching an address: <https://apps.tabc.texas.gov/publicinquiry/StatusNewLayout.aspx>

TABC Complaint Information, including criminal allegations and administrative allegations, may be retrieved here by searching an address or license number: <https://apps.tabc.texas.gov/publicinquiry/ComplaintInvestigation.aspx>

**List of Partners/Principals/Officers**

PNYX LIMITED PARTNERSHIP:

General Partner: Althkos, Inc.

Alexi Mantas, President

Thanasi Mantas, Vice-President

**CPC-Action**  
**19 February 2026**

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit 2529 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) use limited to a dance hall for a five- year period, subject to amended conditions, on property zoned Mixmaster Riverfront Subarea (Downtown Form District) within Planned Development District 784, the Trinity River Corridor Special Purpose District, on the northeast line of Riverfront Boulevard northwest of the Houston Street Viaduct.

Maker: Sims  
Second: Herbert  
Result: Carried: 13 to 0

For: 13 - Sims, \*Hampton, Herbert, Serrato,  
Carpenter, Wheeler-Reagan, Franklin  
Housewright, Kocks, Coffman, Hall,  
Kingston, Rubin

Against: 0  
Absent: 2 - Forsyth, Koonce  
Vacancy: 0

\*\*Out of room, shown voting in favor

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

**Speakers:** None

**SUP No. 2529 AMENDED CONDITIONS**

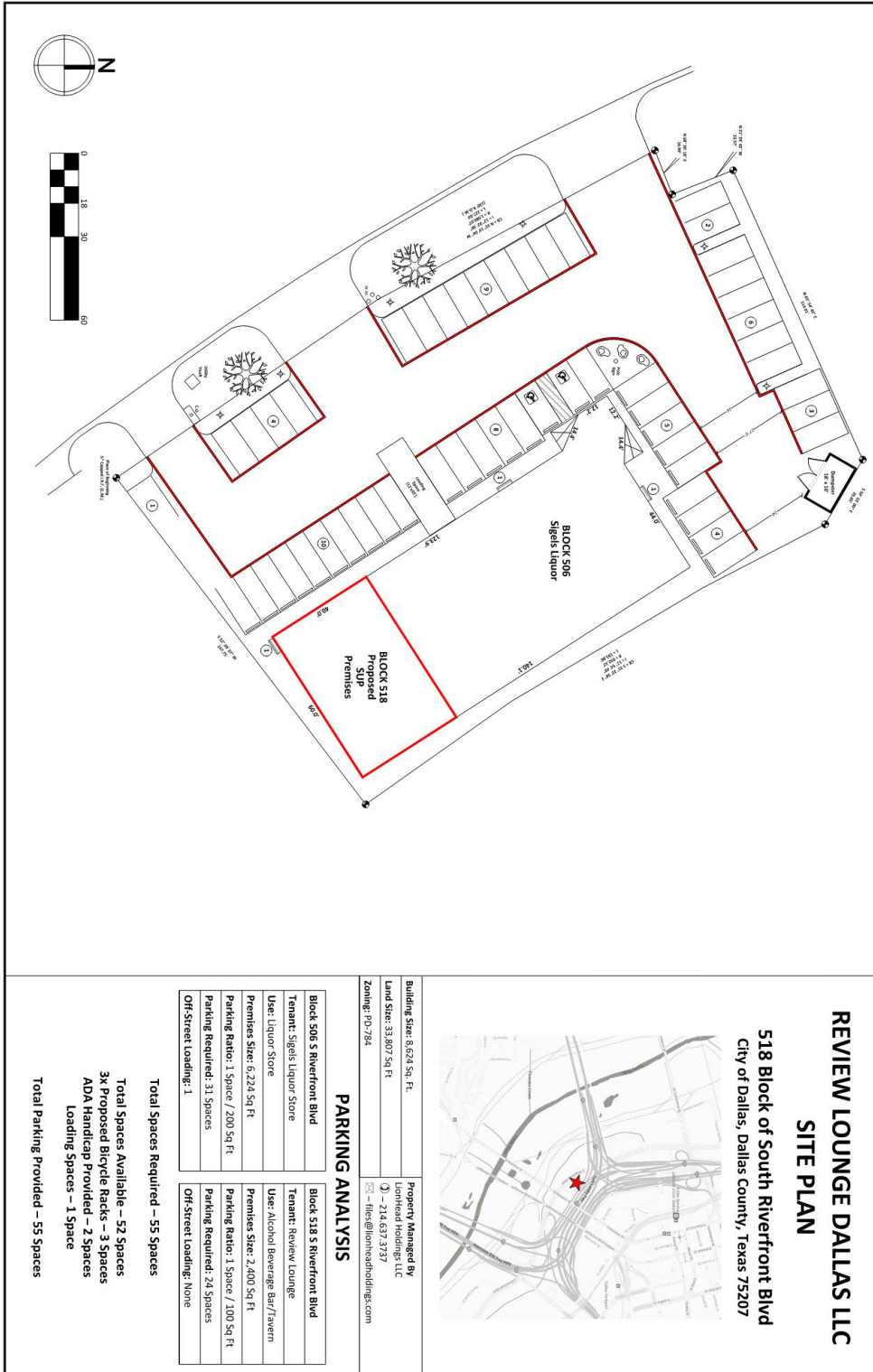
1. USE: The only uses authorized by this specific use permit are [~~is~~] an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires [~~on May 8, 2029~~] in five years.

**Staff's Recommendation:**

3. TIME LIMIT: This specific use permit has no expiration date [~~expires on May 8, 2029~~].

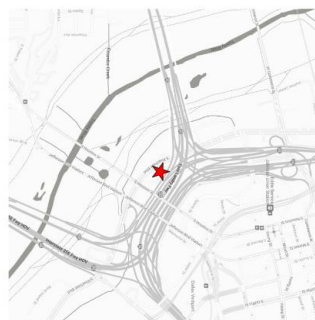
4. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall may only operate between 12:00 p.m. (noon) and 2:00 a.m. (the next day), Wednesday [~~Monday~~] through Sunday.
5. MAINTENANCE: The Property must 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.

## EXISTING SUP 2529 SITE PLAN (No proposed changes to the site plan)



### REVIEW LOUNGE DALLAS LLC SITE PLAN

**518 Block of South Riverfront Blvd**  
City of Dallas, Dallas County, Texas 75207



Building Size: 8,624 Sq. Ft.  
Land Size: 33,807 Sq Ft  
Zoning: PD-784

Property Managed by  
Lionhead Holdings, LLC  
☎ 214.637.3737  
✉ files@lionheadholdings.com

#### PARKING ANALYSIS

<b>Block 506 S Riverfront Blvd</b>	<b>Block 518 S Riverfront Blvd</b>
Tenant: Sigsbee Liquor Store	Tenant: Review Lounge
User: Liquor Store	User: Alcohol Beverage Bar/Tavern
Premises Size: 6,224 Sq Ft	Premises Size: 2,400 Sq Ft
Parking Ratio: 1 Space / 200 Sq Ft	Parking Ratio: 1 Space / 100 Sq Ft
Parking Required: 31 Spaces	Parking Required: 24 Spaces
Off-Street Loading: 1	Off-Street Loading: None

**Total Spaces Required – 55 Spaces**

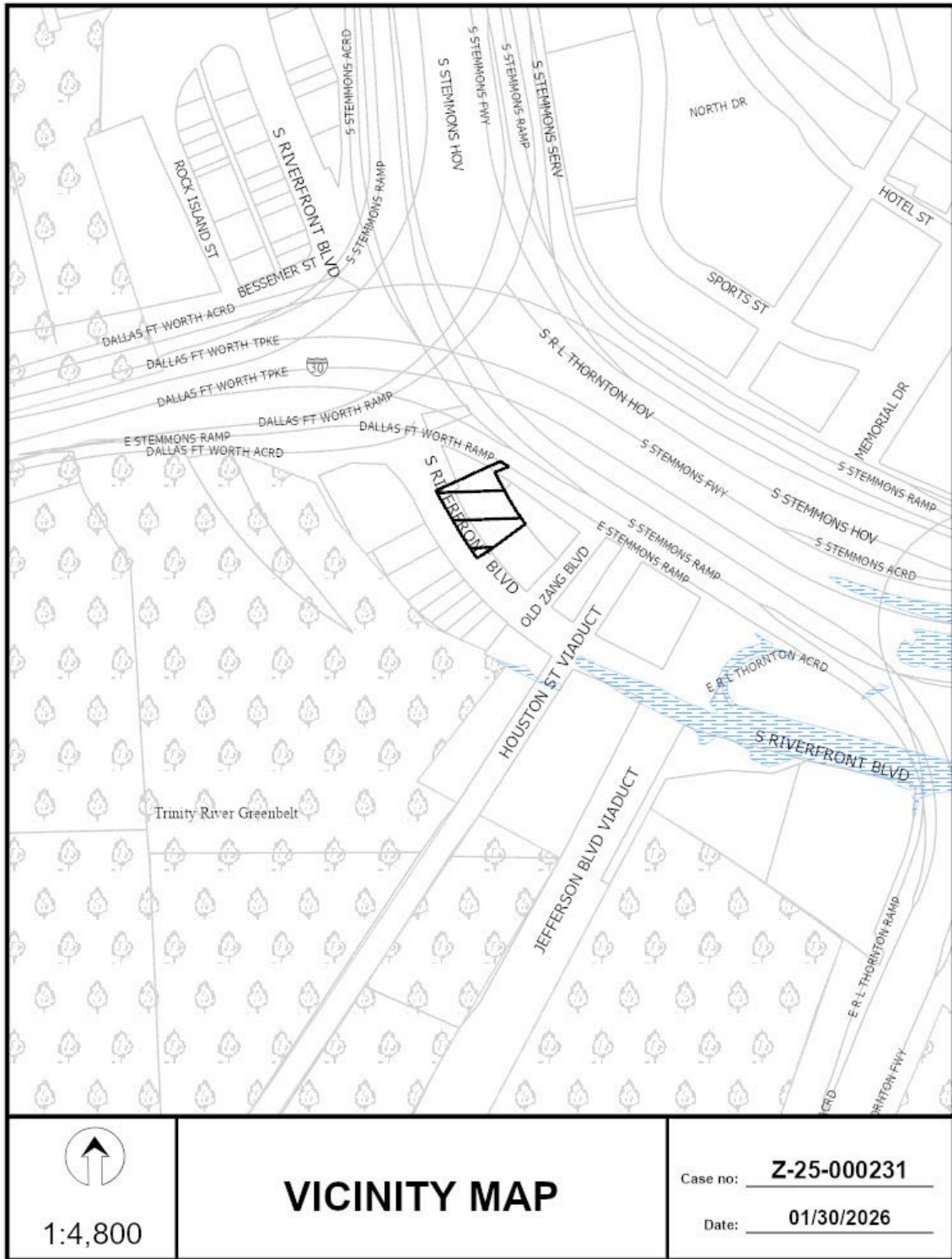
**Total Spaces Available – 57 Spaces**

**3x Proposed Bicycle Racks – 3 Spaces**

**ADA Handicap Provided – 2 Spaces**

**Loading Spaces – 1 Space**

**Total Parking Provided – 55 Spaces**

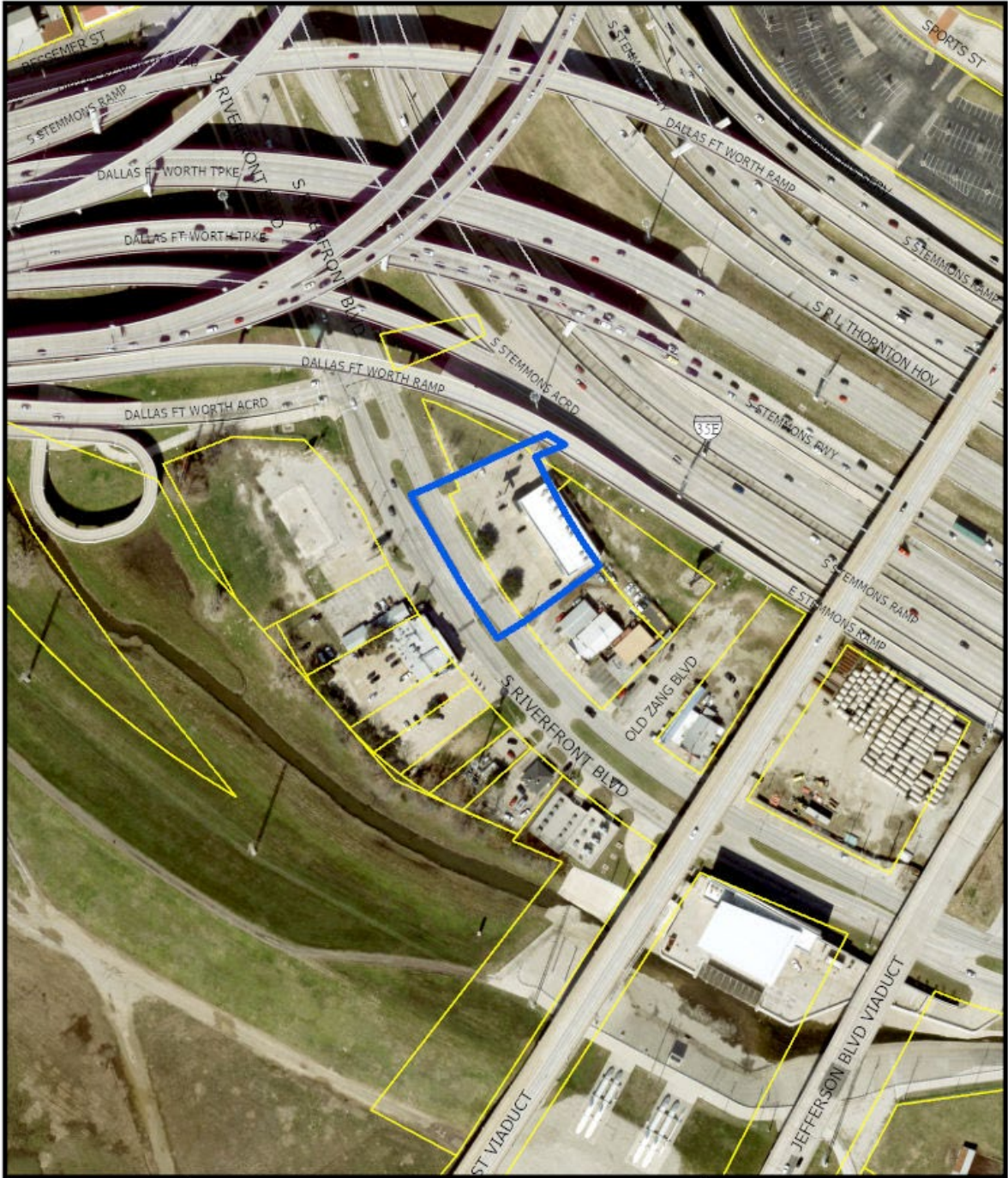


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### VICINITY MAP

Case no: Z-25-000231

Date: 01/30/2026



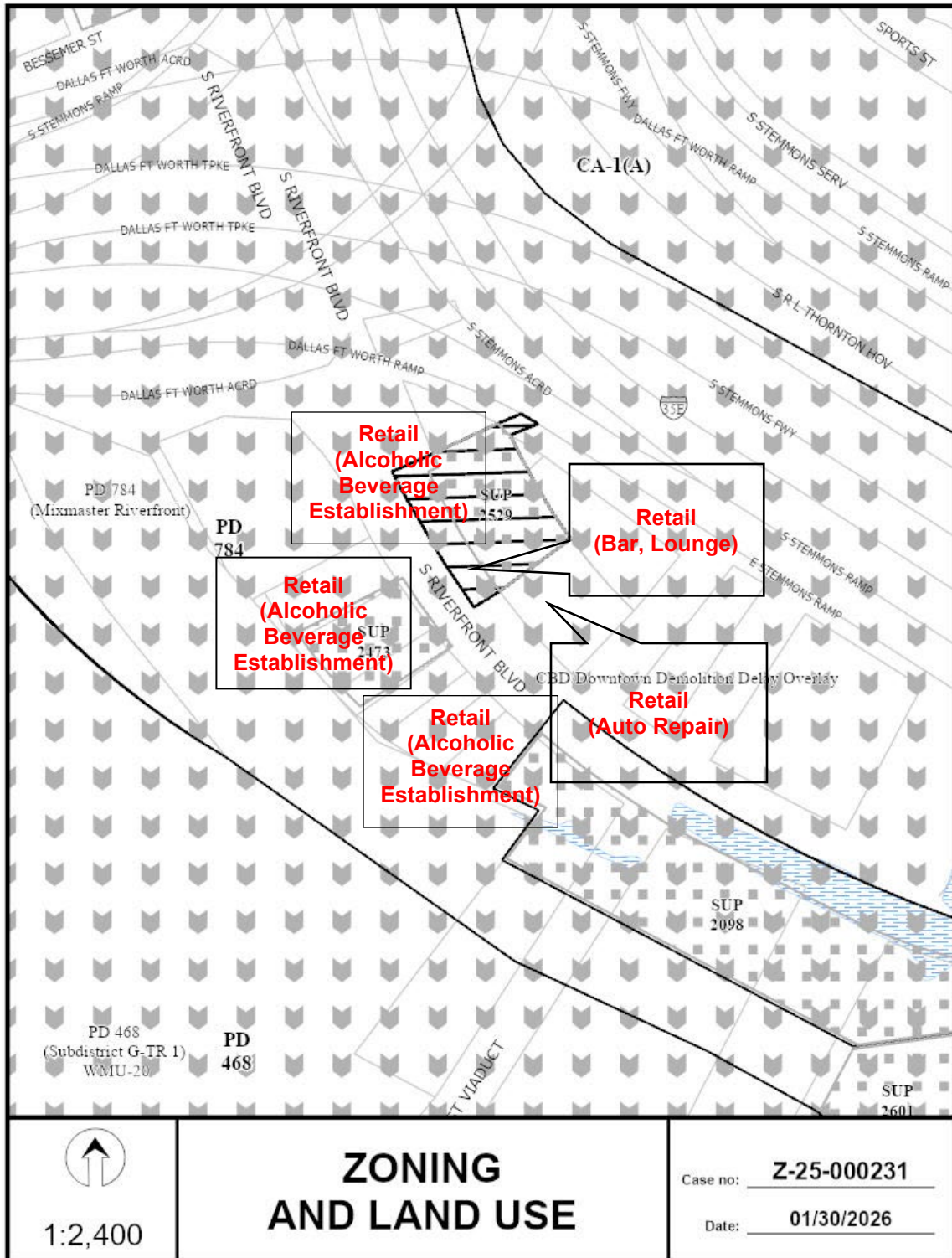
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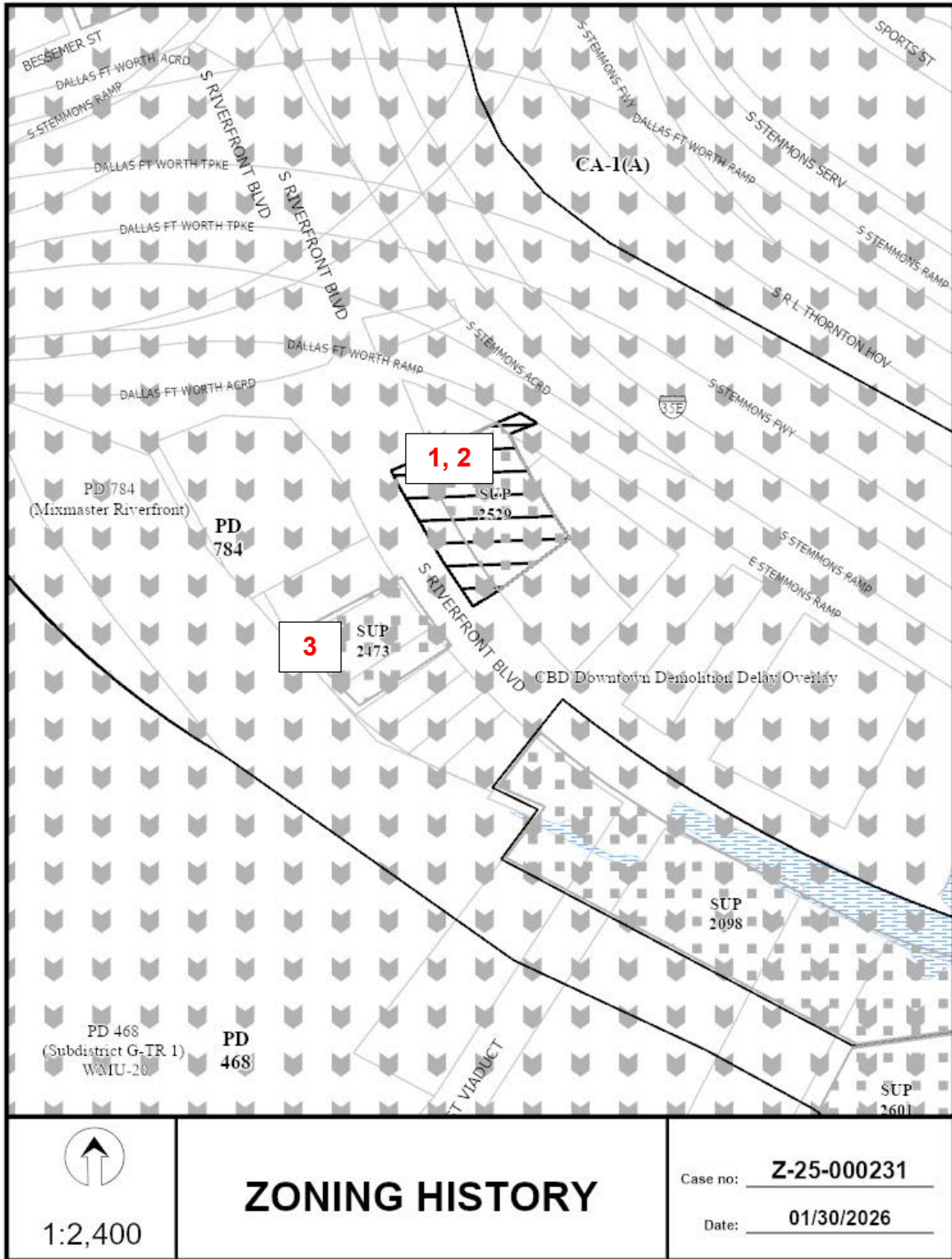
# AERIAL MAP

Case no: **Z-25-000231**

Date: **01/30/2026**



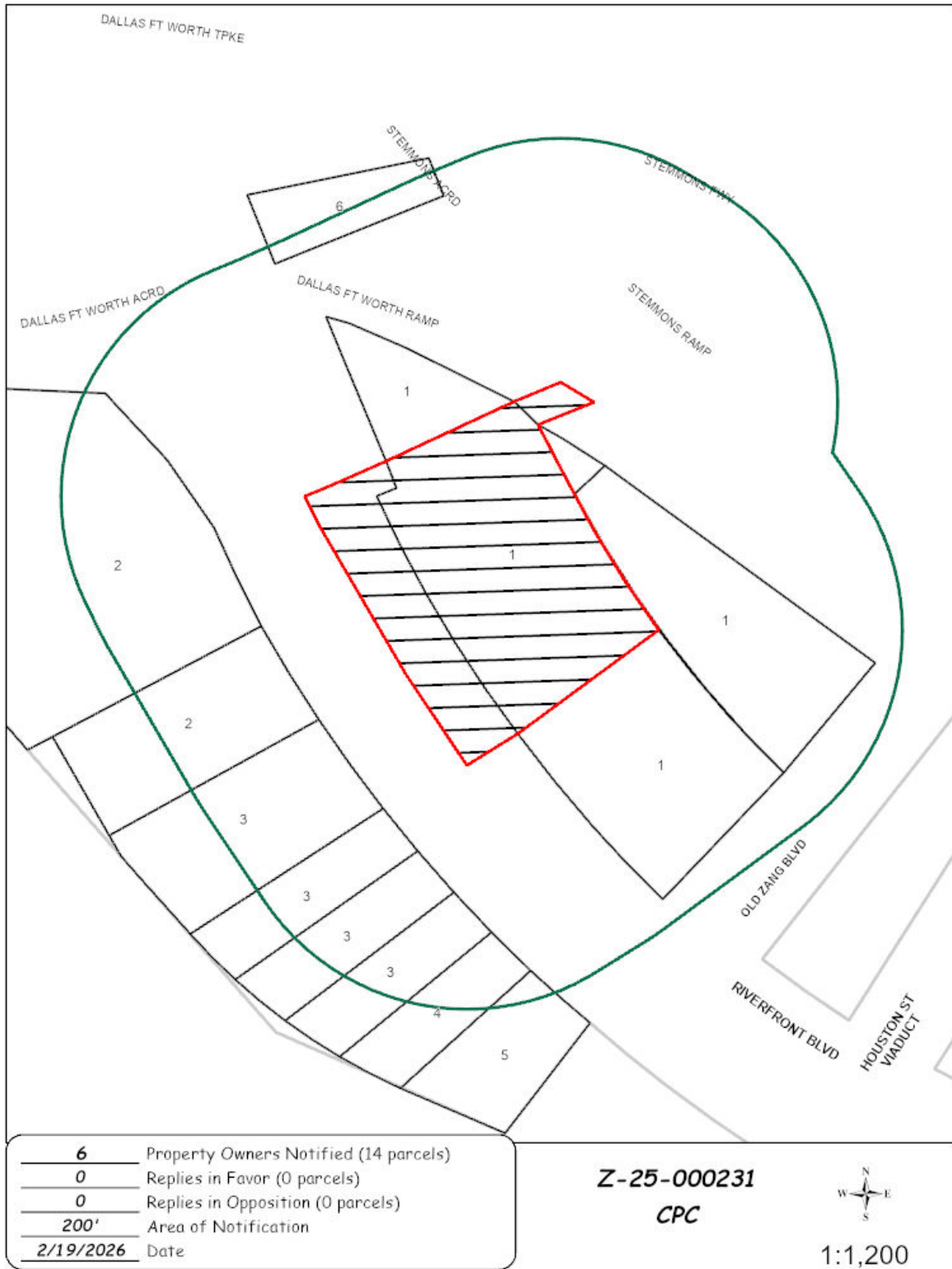




# ZONING HISTORY

Case no: **Z-25-000231**

Date: **01/30/2026**



02/18/2026

***Reply List of Property Owners***

***Z-25-000231***

***6 Property Owners Notified    0 Property Owners in Favor    0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	526 S RIVERFRONT BLVD	PNYX LIMITED PARTNERSHIP
	2	503 S RIVERFRONT BLVD	503 RIVERFRONT LLC
	3	525 S RIVERFRONT BLVD	FC DREAMS LLC
	4	539 S RIVERFRONT BLVD	AMERICAN TOWER ASSET SUB II LLC
	5	543 S RIVERFRONT BLVD	CAZARES ANDRES
	6	424 S RIVERFRONT BLVD	TEXAS DEPT OF TRANSPORTATION