

**FILE NUMBER:** BOA-25-000101(BT)

**BUILDING OFFICIAL'S REPORT:** Application of Jonathan G. Vinson for **(1)** a variance to the off-street parking regulations at **2628 MAPLE AVENUE**. This property is more fully described as Block 3/950 Lots 13, 15, 17, and 19, and is zoned PD-193, which requires parking to be provided. The applicant proposes to construct and/or maintain a nonresidential structure for a restaurant without drive-in or drive-through service use and a general merchandise or retail use, and provide 36 of the required 66 parking spaces, which will require **(1)** a 30-space variance to the parking regulation.

**LOCATION:** 2628 Maple Ave

**APPLICANT:** Jonathan G. Vinson

**REQUEST:**

- (1) A request for a variance to the off-street parking regulations.

**STANDARDS OF REVIEW FOR A VARIANCE:**

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front-yard, side-yard, rear-yard, lot-width, lot-depth, lot-coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, **off-street parking** or off-street loading, or landscape regulations provided that the variance is:

- (A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

**SECTION 51A-3.102(d)(10)(B):**

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

**STAFF RECOMMENDATION:**

**Variance to the off-street parking regulations:**

**Denial**

**Rationale:** Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest.
- B. The subject site is an existing 2-story building with on-site parking, and is not restrictive in area, or slope but is restrictive in shape. Building square footage in combination with use and number of required parking spaces is outlined in PD-193 (HC) and consistent with surrounding properties; therefore, it can be developed in a manner commensurate with development upon other parcels of land in the same zoning conservation district.
- C. Not self-created nor is it a personal hardship.

**BACKGROUND INFORMATION:**

**Zoning:**

- Site: PD-193 (HC)
- North: PD-193(GR) SUP-2360, PD-9 (Tract A)
- East: PD-9 (Tract A)
- South: PD-193 (HC), PD-193 PDS-175 (Subareas A-B) SUP 925
- West: PD-193 (PDS 146), and PD-193 (PDS 149)

**Land Use:**

The subject site is unoccupied with proposed restaurant, general merchandise or retail use and office uses allowed in PD-193 (HC).

**BDA History:**

No BDA history has been found within the last five years

**GENERAL FACTS/STAFF ANALYSIS:**

- The application of Jonathan G Vinson for the property located at 2628 Maple Avenue focuses on one request relating to a variance to the off-street parking regulations.

- The applicant is proposing to construct and/or maintain a non-residential structure and provide 36 of the required 66 parking spaces, which will require a 30-space variance to the off-street parking regulations.
- The applicant is proposing a nonresidential structure for a restaurant without drive-in or drive through service use as well as general merchandise or retail use.
- The property is located within the PD-193 zoning district which utilizes a unique parking chart to determine required parking for specific uses.
  - Retail Relates Uses requires 1 space for every 220 square feet
    - $9,486 \text{ sq ft} / 220 = 43.12$  required spaces
  - Bar and Restaurant Uses require 1 space for every 100 square feet
    - $3,398 \text{ sq ft} / 100 = 33.98$  required spaces
      - Total required spaces for the applicants proposed use(s) is 77 parking spaces.
      - Additionally, the chart allows an automatic adjustment by time of day (weekday), based on calculations generated through the parking chart, the required number of spaces is reduced to a requirement of 66 parking spaces.
- It is imperative to note that the existing structure was built prior to the establishment of PD-193 in 1985.
- The subject site now consists of multiple addresses dating back to the 1980's.
  - 2404 Cedar Springs Road with various suites, and
  - 2408 Cedar Springs Road with various suites.
- The applicant has the burden of proof in establishing the following:
  - 1) That granting the variance to the off-street parking regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
  - 2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
  - 3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

**SECTION 51A-3.102(d)(10)(B):**

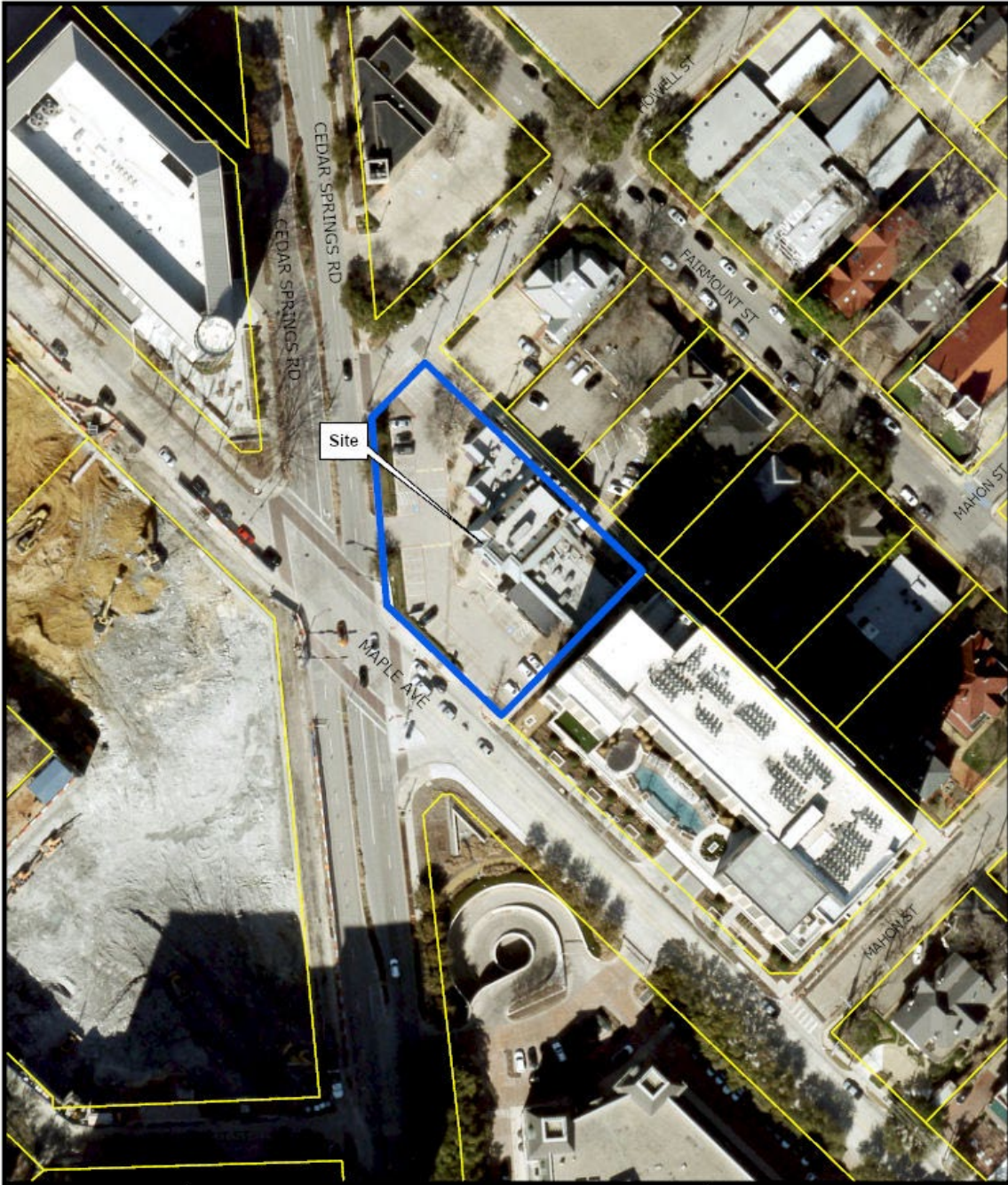
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  - (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
  - (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
  - (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
  - (v) the municipality considers the structure to be a nonconforming structure.
- Granting the variance to the off-street parking regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
  - 200' Radius Video: [BOA-25-000101 at 2628 Maple Ave](#)

**Timeline:**

- January 27, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- February 5, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- February 20, 2026: The Planning and Development Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **February 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **March 6, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
  - the criteria/standard that the board will use in their decision to approve or deny the request; and
  - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

- February 24, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **March** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.
- March 17, 2026: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, March 17, 2026, moved to **HELD** this request under advisement until **April 14, 2026**.
- March 20, 2026: The Planning and Development Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **March 20, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **April 1, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- April 2, 2026: The applicant submitted revised documents amending their request.

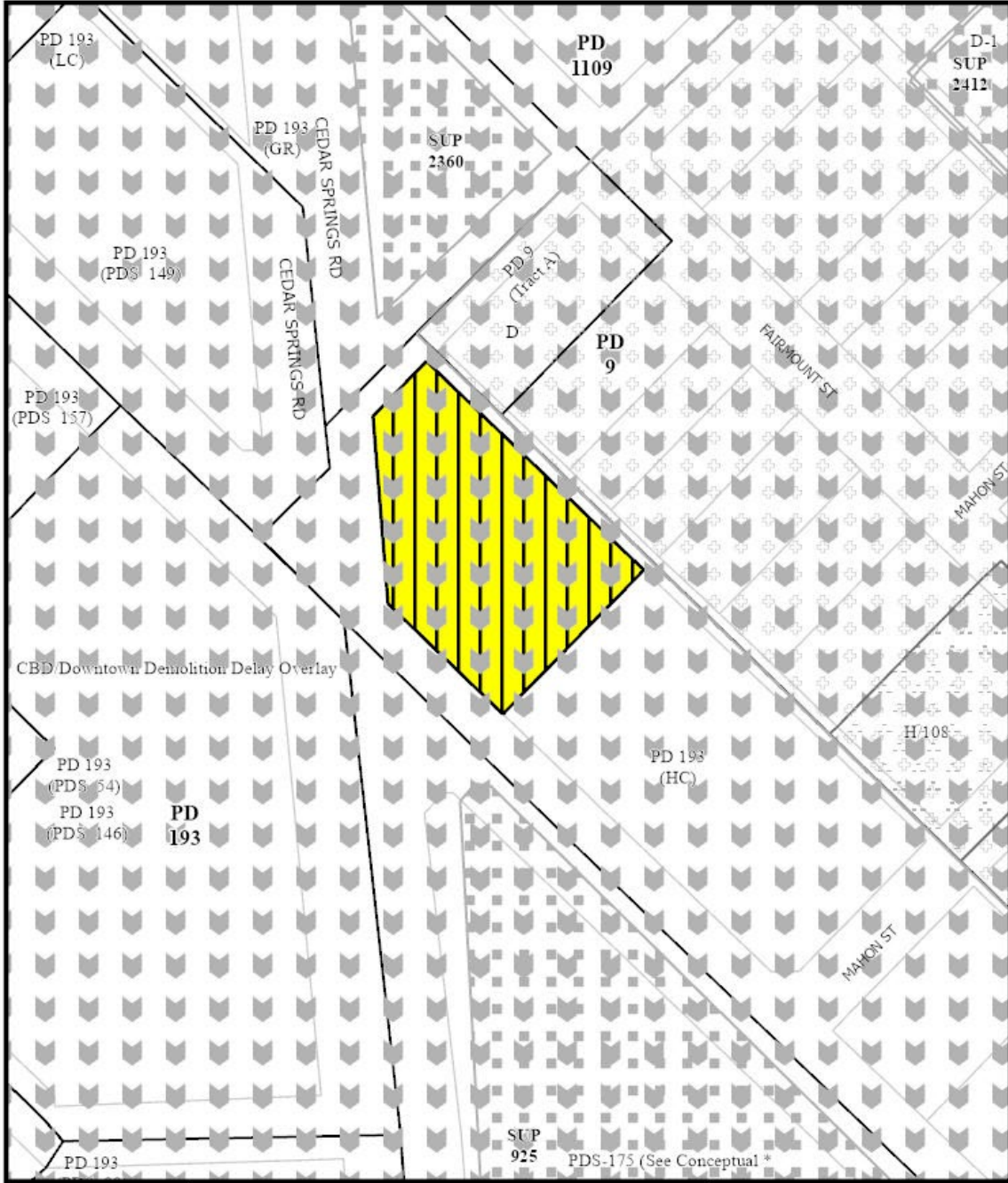


1:1,200

## AERIAL MAP

Case no: BOA-25-000101


Date: 02/13/2026




1:1,200

# ZONING MAP

Case no: BOA-25-000101  
 Date: 02/13/2026

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2>NOTIFICATION</h2>	Case no: <b>BOA-25-000101</b>
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">14</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <b>2/13/2026</b>

# Notification List of Property Owners

**BOA-25-000101**

**14 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	2628 MAPLE AVE	GREENWAY MAPLE LP
2	2603 FAIRMOUNT ST	2603 FAIRMOUNT INVESTORS
3	2611 FAIRMOUNT ST	DCMS FOUNDATION
4	2701 FAIRMOUNT ST	MAPLE MARKETING CORP
5	2711 FAIRMOUNT ST	2711 FAIRMOUNT LP
6	2715 FAIRMOUNT ST	TRU SALON DALLAS LLC
7	2719 FAIRMOUNT ST	SHAW EVAN L
8	2723 FAIRMOUNT ST	SHAW COMMERICAL LLC
9	2408 CEDAR SPRINGS RD	GREENWAY MAPLE LP
10	2323 CEDAR SPRINGS RD	23 SPRINGS LP
11	2401 CEDAR SPRINGS RD	GPIF 2401 CS LLC
12	100 CRESCENT CT	GPIF TC OWNER LLC
13	100 CRESCENT CT	GPIF TC OWNER LLC
14	2620 MAPLE AVE	DIANA 2024 OWNER LLC

 1:1,200	<b>NOTIFICATION</b>	Case no: <b>BOA-25-000101</b>
	<b>200'</b> AREA OF NOTIFICATION <b>14</b> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>2/13/2026</b>

**Route Directions:**

**Start on Maple Ave.**

**Right on McKinney Ave.**

**Right on N Pearl St.**

**Right on Cedar Springs Rd.**

**Right on Howell St.**

**Right on Fairmount St.**

**Right on Mahon St.**

**Right on Maple Ave.**

**\*Subject Site at 0:42, 2:45 and 4:24**

## 200' Radius Route Map



## NOTICE OF PUBLIC HEARING

### BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

**NOTICE IS HEREBY GIVEN** that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)** will hold a hearing as follows.

**DATE:** **TUESDAY, APRIL 14, 2026**

**BRIEFING:** **10:00 a.m. via Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0414>

**HEARING:** **1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0414>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment: **This case was held under advisement on March 17, 2026.**

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You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to [BDAreply@dallas.gov](mailto:BDAreply@dallas.gov). Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

**Note:** Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6ES Council Briefing**. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at <https://bit.ly/BDA-A-Register> **by the 5 p.m. on Monday, April 13, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](http://YouTube.com/CityofDallasCityHall).

**Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.**

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment  
Planning and Development Department  
1500 Marilla Street 5CN, Dallas TX 75201

**PLEASE SEND REPLIES TO:**  
[BDAreply@dallas.gov](mailto:BDAreply@dallas.gov)  
Letters will be received until 9:00 am  
the day of the hearing.  
**PLEASE REGISTER AT:**  
<https://bit.ly/BDA-A-Register>