

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000101	In Review	12/22/2025

Application Name

Detailed Description

BOA-25-000101(BT) 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 41 of the required 68 parking spaces, which will require (1) a 27-space variance to the off-street parking regulations.

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Self
Fee Waiver Granted	-
Number of Parking Spaces	27
Lot Acreage	0.706

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	PD
Lot Number	13, 15, 17, 19
Lot Size (Acres)	0.706
Block Number	3/950
Lot Size (Sq. Ft)	30758
How many streets abut the property?	3
Land Use	Office, Restaurant, Retail, Personal Services
Is the property platted?	Yes
Status of Project	Existing
Status of Property	Non-Owner Occupied
Previous Board of Adjustment case filed on this property	Yes
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-

Case Number	79-245
Are you applying for a fee waiver?	No
Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	Self

Custom Lists

Board of Adjustment Meeting

1		
	Room	6ES
	Panel	A
	Presiding Officer	David A. Neumann
	BOA Administrator	Jason Pool
	BOA Secretary	Mary Williams
	BOA Code Specialist	Diana Barkume
	Case Assigned to	Bryant Thompson
	Notes	(1) a 27-space variance to the off-street parking regulations.

Board of Adjustment Request

1		
	Type of Request	Variance
	Request Description	Off-street parking
	Application Type	Variance or Special Exception to Off-Street Parking and Loading Demand
	Affirm that an appeal has been made for	-
	Application is made to BOA to grant the described appeal	-

Case Information

1		
	Full Request	to construct and/or maintain a nonresidential structure for a restaurant without drive-in or drive-through service use, a general merchandise or retail use, and provide 41 of the required 68 parking spaces, which will require a 27-space variance to the parking regulation.
	Brief Request	(1) a 27-space variance to the off-street parking regulations.
	Zoning Requirements	requires parking to be provided
	Relevant History	na
	BOA History	No
	BOA History Details	na

GIS Information

1
 Census Tract Number 11.92

Street Frontage Information

1
 Street Frontage Front
 Linear Feet (Sq. Ft) 122

2
 Street Frontage Side
 Linear Feet (Sq. Ft) 144.3

3
 Street Frontage Side
 Linear Feet (Sq. Ft) 58.6

Contact Information

Name	Organization Name	Contact Type	Phone
Jonathan G. Vinson Email: jvinson@jw.com	Jackson Walker, LLP	Applicant	2149535941

Name	Organization Name	Contact Type	Phone
Jonathan G. Vinson Email: jvinson@jw.com	Jackson Walker, LLP	Authorized Agent	2149535941

Name	Organization Name	Contact Type	Phone
Todd Petty Email: todp@greenwayinvestment.com	Greenway-Maple, L.P.	Property Owner	2149535941

Address

2628 MAPLE AVE, Dallas, TX 75201

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000013538500000							
0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	GREENWAY MAPLE LP	2808 FAIRMOUNT ST STE 100, DALLAS, TEXAS 752017622	

Status History

Status	Comment	Assigned Name	Status Date
Application About to Expire	Updated via: BATCH_BUILDING_ABOUT_TO_EXPIRE	Accela Administrator	01/06/2026
In Review		Diana Barkume	01/06/2026
Payment Due		Diana Barkume	01/27/2026
In Review	Updated By Script	Accela Administrator	01/27/2026
In Review		Elham Elbadawi	01/28/2026
In Review		Anna Brickey	02/13/2026
In Review		Kameka Miller-Hoskins	02/19/2026