

**CITY PLAN COMMISSION**

**THURSDAY, JUNE 12, 2025**

**Planner: Teaseia Blue, MBA**

**FILE NUMBER:** Z245-198(TB) **DATE FILED:** April 7, 2025

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

**COUNCIL DISTRICT:** 1

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

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**APPLICANT:** Derrick Shaw- Review Lounge Dallas, 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 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 SUP No. 2529 to allow for amended hours of operation for the existing business.

**STAFF**

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

## **BACKGROUND INFORMATION:**

- The area of the request is within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District.
- The request is to amend the hours of operation for SUP No. 2529 between 12:00 p.m. (noon) and 2:00 a.m. (the next day), Monday through Sunday.
- The existing hours of operation for SUP No. 2529 is between 12:00 p.m. (noon) and 2:00 a.m. (the next day), Wednesday through Sunday.
- The lot has frontage on South Riverfront Boulevard.
- Per Table 202.13 on pages 35 through 38 of the [PD No. 784 conditions](#), an SUP for an alcoholic beverage establishment is not eligible for automatic renewal in the Mixmaster Riverfront Subarea.
- No changes are proposed to the property or to the existing site plan.

## **Zoning History:**

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

1. **Z234-135:** On November 30, 2023, City Council approved SUP No. 2529 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a 5 year period on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District on the northeast line of South Riverfront Boulevard, northwest of South Houston Street. [Subject site]
2. **Z212-252:** On December 5, 2022, City Council approved SUP No. 2473 for a commercial amusement (inside) limited to a dance hall on a property zoned Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District located on the southwest line of Riverfront Boulevard, northwest of Houston Street Viaduct.

**Thoroughfares/Streets:**

| Thoroughfare/Street  | Type               | Existing/Proposed ROW |
|----------------------|--------------------|-----------------------|
| Riverfront Boulevard | Principal Arterial | 130'<br><br>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:**

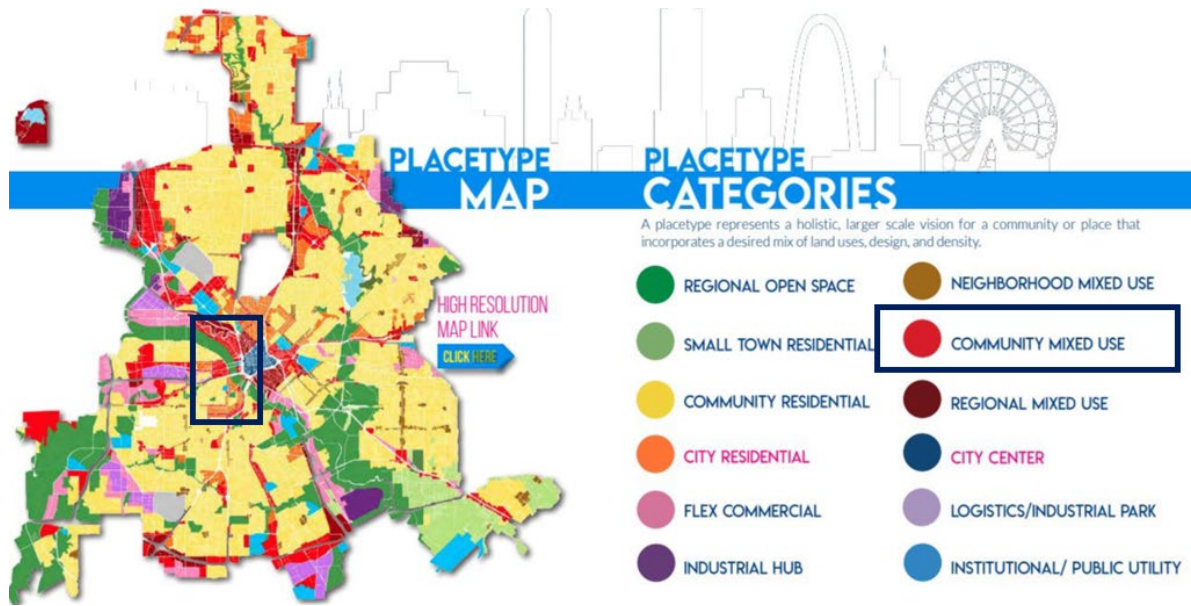
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

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



### STAFF ANALYSIS:

#### Land Use:

|                  | Zoning  | Land Use   |
|------------------|---|--|
| <b>Site</b>      | PD 784, Mixmaster Riverfront Subarea                          | SUP No. 2529 for an alcoholic beverage establishment limited to a bar, lounge, or tavern |
| <b>North</b>     | PD 784, Mixmaster Riverfront Subarea                          | Retail   |
| <b>West</b>      | PD 784, Mixmaster Riverfront Subarea                          | Bail Bonds & Alcoholic Beverage Establishment  |
| <b>Southwest</b> | PD 784, Mixmaster Riverfront Subarea SD 1 (Able Pump Station) | Pump Station   |

|              |                                      |                 |
|--------------|--------------------------------------|-----------------|
| <b>South</b> | PD 784, Mixmaster Riverfront Subarea | Auto Repair     |
| <b>East</b>  | PD 784, Mixmaster Riverfront Subarea | Interstate 35 E |

### **Land Use Compatibility:**

The request site is within the Mixmaster Riverfront Subarea of Planned Development District No. 784 and is currently vacant. 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 No. 784 conditions](#), an SUP for an alcoholic beverage establishment is not eligible for automatic renewal.

Other uses surrounding the area of request include a liquor store attached to the site to the north, bail bonds and alcoholic beverage establishment uses to the west, an auto repair use to the south, 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. An alcoholic beverage establishment is complementary to the previous development along Riverfront Boulevard and the hour of operation fits in the requirements to operate this land use in 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 for buildings greater than 2,500 square feet. 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 is not currently in an MVA area. Further southwest of the request area are “C” and “I” MVA areas. Northeast of the site is a “C” MVA area.

**Police Report:**

On Thursday May 22, 2025, the Central Patrol Division of the Dallas Police Department provided the following comments regarding 1515S. Riverfront Blvd – DBA ReView Lounge). These statistics include the time period of 01/01/2019 to 05/20/2025.

**Arrests – 0 total****Calls – 19 total**

| Master_Incident_Number | Response_Date       | Response_Time | MDivision | MRA  | Problem             | Priority_Description | Location_Name       | Addresses              | Call_Disposition |
|------------------------|---------------------|---------------|-----------|------|---------------------|----------------------|---------------------|------------------------|------------------|
| 19-1914794             | 10/10/19<br>2:53 AM | 2:53:00<br>AM | CENTRAL   | 2069 | 7X - Major Accident | 2 - Urgent           | AT QUICK BAILBO NDS | 515 S RIVER FRONT BLVD | R - Report       |

|            |                         |                |             |          |   |                        |                               |                                 |                             |
|------------|-------------------------|----------------|-------------|----------|---|------------------------|-------------------------------|---------------------------------|-----------------------------|
| 19-1914794 | 10/10/19<br>2:53 AM     | 2:53:00<br>AM  | CEN<br>TRAL | 20<br>69 | 7X -<br>Major<br>Accide<br>nt             | 2 - Urgent             | AT<br>QUICK<br>BAILBO<br>NDS  | 515 S<br>RIVER<br>FRONT<br>BLVD | R -<br>Report               |
| 20-0698901 | 4/18/20<br>3:37 PM      | 3:37:00<br>PM  | CEN<br>TRAL | 20<br>69 | 40/01 -<br>Other                          | 2 - Urgent             | BAIL<br>BONDS                 | 515 S<br>Riverfro<br>nt Blvd    | NP - No<br>Police<br>Action |
| 20-1341887 | 7/25/20<br>11:50<br>PM  | 11:50:00<br>PM | CEN<br>TRAL | 20<br>69 | 19 -<br>Shootin<br>g                      | 1 -<br>Emergency       | KNOCK<br>OUT<br>SPORTS<br>BAR | 515 S<br>Riverfro<br>nt Blvd    | C - Cover<br>Only           |
| 20-1341887 | 7/25/20<br>11:50<br>PM  | 11:50:00<br>PM | CEN<br>TRAL | 20<br>69 | 19 -<br>Shootin<br>g                      | 1 -<br>Emergency       | KNOCK<br>OUT<br>SPORTS<br>BAR | 515 S<br>Riverfro<br>nt Blvd    | C - Cover<br>Only           |
| 20-1341887 | 7/25/20<br>11:50<br>PM  | 11:50:00<br>PM | CEN<br>TRAL | 20<br>69 | 19 -<br>Shootin<br>g                      | 1 -<br>Emergency       | KNOCK<br>OUT<br>SPORTS<br>BAR | 515 S<br>Riverfro<br>nt Blvd    | C - Cover<br>Only           |
| 20-1342988 | 7/26/20<br>3:27 AM      | 3:27:00<br>AM  | CEN<br>TRAL | 20<br>69 | 40 -<br>Other                             | 3 - General<br>Service |                               | 515 S<br>Riverfro<br>nt Blvd    | R -<br>Report               |
| 20-1851845 | 10/11/20<br>7:40 PM     | 7:40:00<br>PM  | CEN<br>TRAL | 20<br>69 | 07 -<br>Minor<br>Accide<br>nt             | 3 - General<br>Service | BAILS<br>BOND                 | 515 S<br>Riverfro<br>nt Blvd    | R -<br>Report               |
| 20-1851845 | 10/11/20<br>7:40 PM     | 7:40:00<br>PM  | CEN<br>TRAL | 20<br>69 | 07 -<br>Minor<br>Accide<br>nt             | 3 - General<br>Service | BAILS<br>BOND                 | 515 S<br>Riverfro<br>nt Blvd    | R -<br>Report               |
| 20-2243140 | 12/11/20<br>11:07<br>PM | 11:07:00<br>PM | Centr<br>al | 20<br>69 | 6X -<br>Major<br>Dist<br>(Violen<br>ce)   | 2 - Urgent             | ACT<br>QUICK<br>BAILS<br>BOND | 515 S<br>Riverfro<br>nt Blvd    | NP - No<br>Police<br>Action |
| 21-0008557 | 1/2/21<br>12:28<br>AM   | 12:28:00<br>AM | Centr<br>al | 20<br>69 | 6X -<br>Major<br>Dist<br>(Violen<br>ce)   | 2 - Urgent             |                               | 515 S<br>RIVER<br>FRONT<br>BLVD | R -<br>Report               |
| 21-0050907 | 1/9/21<br>1:28 AM       | 1:28:00<br>AM  | Centr<br>al | 20<br>69 | 6G -<br>Rando<br>m Gun<br>Fire            | 3 - General<br>Service | AT<br>QUICK<br>BAIL<br>BONDS  | 515 S<br>Riverfro<br>nt Blvd    | NP - No<br>Police<br>Action |
| 21-0328312 | 2/23/21<br>7:54 AM      | 7:54:00<br>AM  | Centr<br>al | 20<br>69 | 32 -<br>Suspici<br>ous<br>Person          | 2 - Urgent             | ACT<br>QUICK<br>BAIL<br>BONDS | 515 S<br>Riverfro<br>nt Blvd    | NP - No<br>Police<br>Action |
| 21-0706485 | 4/22/21<br>1:44 AM      | 1:44:00<br>AM  | Centr<br>al | 20<br>69 | 41/09V<br>-<br>UUMV<br>in<br>Progre<br>ss | 2 - Urgent             | ACT<br>QUICK<br>BAIL<br>BONDS | 515 S<br>Riverfro<br>nt Blvd    | NP - No<br>Police<br>Action |
| 21-1714808 | 9/9/21<br>6:03 PM       | 6:03:00<br>PM  | Centr<br>al | 20<br>69 | 6X -<br>Major<br>Dist<br>(Violen<br>ce)   | 2 - Urgent             | quick<br>bail<br>bonds        | 515 S<br>Riverfro<br>nt Blvd    | C - Cover<br>Only           |

|            |                         |                |         |          |   |                        |  |                             |                             |
|------------|-------------------------|----------------|---------|----------|---|------------------------|--|-----------------------------|-----------------------------|
| 22-0682226 | 4/11/22<br>6:48 PM      | 6:48:00<br>PM  | Central | 20<br>69 | 40/01 -<br>Other                            | 2 - Urgent             |  | 515 S<br>Riverfront<br>Blvd | NP - No<br>Police<br>Action |
| 22-0779001 | 4/25/22<br>9:13 AM      | 9:13:00<br>AM  | Central | 20<br>69 | 09 -<br>Theft                               | 4 - Non<br>Critical    | ACT<br>QUICK<br>BAILSB<br>OND                  | 515 S<br>Riverfront<br>Blvd | R -<br>Report               |
| 22-2546876 | 12/31/22<br>11:13<br>PM | 11:13:00<br>PM | Central | 20<br>69 | 6XA -<br>Major<br>Dist<br>Ambulance         | 2 - Urgent             | act quick<br>bail<br>bonds                     | 515 S<br>Riverfront<br>Blvd | NC - No<br>Complain<br>ant  |
| 23-0585564 | 3/27/23<br>2:32 AM      | 2:32:00<br>AM  | Central | 20<br>69 | 32 -<br>Suspicious<br>Person                | 2 - Urgent             | ACT<br>QUICK<br>BAIL<br>BONDS                  | 515 S<br>Riverfront<br>Blvd | NP - No<br>Police<br>Action |
| 24-0679696 | 4/18/24<br>10:15<br>AM  | 10:15:00<br>AM | Central | 20<br>69 | 31/01 -<br>Crim<br>Mis/Pro<br>g/Non<br>Felo | 3 - General<br>Service | ACT<br>QUICK<br>BAIL<br>BONDS                  | 515 S<br>Riverfront<br>Blvd | R -<br>Report               |
| 24-1063949 | 6/13/24<br>6:39 PM      | 6:39:00<br>PM  | Central | 20<br>69 | 40/01 -<br>Other                            | 2 - Urgent             | ACT<br>QUICK<br>BAIL<br>BONDS                  | 515 S<br>Riverfront<br>Blvd | R -<br>Report               |
| 24-1392965 | 8/2/24<br>12:11<br>PM   | 12:11:00<br>PM | Central | 20<br>69 | 40 -<br>Other                               | 3 - General<br>Service | ACT<br>QUICK<br>BAILBO<br>NDS                  | 515 S<br>Riverfront<br>Blvd | R -<br>Report               |
| 24-1399645 | 8/3/24<br>9:46 AM       | 9:46:00<br>AM  | Central | 20<br>69 | 6X -<br>Major<br>Dist<br>(Violence)         | 2 - Urgent             | ACT<br>QUICK<br>BAIL<br>BONDS                  | 515 S<br>Riverfront<br>Blvd | C - Cover<br>Only           |
| 25-0377098 | 3/4/25<br>11:40<br>AM   | 11:40:00<br>AM | Central | 20<br>69 | 40 -<br>Other                               | 3 - General<br>Service | vacant<br>bail<br>bonds                        | 515 S<br>Riverfront<br>Blvd | C - Cover<br>Only           |
| 19-0860532 | 5/14/19<br>4:14 PM      | 4:14:00<br>PM  | CENTRAL | 20<br>69 | 6X -<br>Major<br>Dist<br>(Violence)         | 2 - Urgent             | FOREN<br>SIC DNA<br>DRUG<br>TESTING            | 518 S<br>Riverfront<br>Blvd | NP - No<br>Police<br>Action |
| 25-0071677 | 1/13/25<br>11:27<br>AM  | 11:27:00<br>AM | Central | 20<br>69 | 40 -<br>Other                               | 3 - General<br>Service | SEAGR<br>AMS<br>BEER<br>AND<br>LIQUOR<br>STORE | 518 S<br>Riverfront<br>Blvd | NP - No<br>Police<br>Action |
| 25-0087474 | 1/16/25<br>1:15 AM      | 1:15:00<br>AM  | Central | 20<br>69 | 40/01 -<br>Other                            | 2 - Urgent             | sigel's<br>liquor                              | 518 S<br>Riverfront<br>Blvd | NP - No<br>Police<br>Action |



**Incidents – 27 total**

| IncidentNum | Signal                   | OffIncident                              | Addresses             | Beat | Division | Date      | Time        | MO  | NIBRS_Crime                                | NIBRS_Type |
|-------------|--------------------------|--|-----------------------|------|----------|-----------|-------------|---|--|------------|
| 107013-2020 | PSE/11V - BURG MOTOR VEH | BMV                                      | 515 S RIVERFRONT BLVD | 136  | CENTRAL  | 6/17/2020 | 8:30:00 PM  | UNKN SUSP KNOCKED OUT WINDOW, ENTERED LOCKED VEHICLE TOOK ITEMS | THEFT FROM MOTOR VEHICLE                   | Coded      |
| 130526-2020 | 19 - SHOOTING            | ASSAULT (AGG) - DEADLY WEAPON            | 515 S RIVERFRONT BLVD | 136  | CENTRAL  | 7/25/2020 | 11:30:00 PM | THE SUSP SHOT THE COMP'S WITH A GUN CAUSING INJURY.             | AGG ASSAULT - NFV                          | Coded      |
| 130526-2020 | 19 - SHOOTING            | ASSAULT (AGG) - DEADLY WEAPON            | 515 S RIVERFRONT BLVD | 136  | CENTRAL  | 7/25/2020 | 11:30:00 PM | THE SUSP SHOT THE COMP'S WITH A GUN CAUSING INJURY.             | AGG ASSAULT - NFV                          | Coded      |
| 130526-2020 | 19 - SHOOTING            | ASSAULT (AGG) - DEADLY WEAPON            | 515 S RIVERFRONT BLVD | 136  | CENTRAL  | 7/25/2020 | 11:30:00 PM | THE SUSP SHOT THE COMP'S WITH A GUN CAUSING INJURY.             | AGG ASSAULT - NFV                          | Coded      |
| 130526-2020 | 19 - SHOOTING            | ASSAULT (AGG) - DEADLY WEAPON            | 515 S RIVERFRONT BLVD | 136  | CENTRAL  | 7/25/2020 | 11:30:00 PM | THE SUSP SHOT THE COMP'S WITH A GUN CAUSING INJURY.             | AGG ASSAULT - NFV                          | Coded      |
| 130526-2020 | 19 - SHOOTING            | ASSAULT (AGG) - DEADLY WEAPON            | 515 S RIVERFRONT BLVD | 136  | CENTRAL  | 7/25/2020 | 11:30:00 PM | THE SUSP SHOT THE COMP'S WITH A GUN CAUSING INJURY.             | AGG ASSAULT - NFV                          | Coded      |
| 130526-2020 | 19 - SHOOTING            | CRIM MISCHIEF > OR EQUAL \$2,500 < \$30K | 515 S RIVERFRONT BLVD | 136  | CENTRAL  | 7/25/2020 | 11:30:00 PM | THE SUSP DAMAGED THE COMP'S PROPERTY W/O CONSENT.               | DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY | Coded      |
| 130618-2020 | 40 - OTHER               | POSS CONT SUB NOT IN PEN GRP             | 515 S RIVERFRONT BLVD | 136  | CENTRAL  | 7/26/2020 | 3:27:00 AM  | POSSESSION OF CONT SUB.   | DRUG/ NARCOTIC VIOLATIONS                  | Coded      |
| 145594-2021 | PSE/31-CRIMINAL          | CRIM MISCHIEF > OR EQUAL                 | 515 S RIVERFRONT BLVD | 136  | CENTRAL  | 8/13/2021 | 5:45:00 PM  | UNK SUSP DAMAGED COMP'S   | DESTRUCTION/ DAMAGE/                       | Coded      |

|             |                            |  |                       |     |         |           |             |  |  |       |
|-------------|----------------------------|--|-----------------------|-----|---------|-----------|-------------|--|--|-------|
|             | MISCHIEF                   | \$100 < \$750                              |                       |     |         |           |             | VEH W/O CONSENT                                    | VANDALISM OF PROPERTY                    |       |
| 072264-2022 | 09 - THEFT                 | THEFT OF PROP <\$100 - OTHER THAN SHOPLIFT | 515 S RIVERFRONT BLVD | 136 | CENTRAL | 3/30/2022 | 10:00:00 AM | UNKNOWN SUSP STOLE COMPS "SURETY BANKERS POWERS"   | ALL OTHER LARCENY                        | Coded |
| 090166-2023 | 58 - ROUTINE INVESTIGATION | UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE | 515 S RIVERFRONT BLVD | 136 | CENTRAL | 5/14/2023 | 8:00:00 PM  | COMP VEHICLE TAKEN WITHOUT CONSENT.                | UUMV                                     | Coded |
| 806465-2024 |                            | CRIM MISCHIEF > OR EQUAL \$100 < \$750     | 515 S RIVERFRONT BLVD | 136 | CENTRAL | 4/18/2024 | 10:30:00 AM |  | DESTRUCTION/DAMAGE/VANDALISM OF PROPERTY | Coded |
| 117924-2024 | 40 - OTHER                 | CRIM MISCHIEF > OR EQUAL \$100 < \$750     | 515 S RIVERFRONT BLVD | 136 | CENTRAL | 8/1/2024  | 6:00:00 PM  | UNKNOWN SUSPECT BROKE GLASS WINDOW W/O PERMISSION. | DESTRUCTION/DAMAGE/VANDALISM OF PROPERTY | Coded |

### 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 Officers**

PNYX Limited Partnership

Thanasi Mantas, General Partner

Review Lounge Dallas, LLC

Derrick Shaw

**SUP No. 2529 AMENDED CONDITIONS**

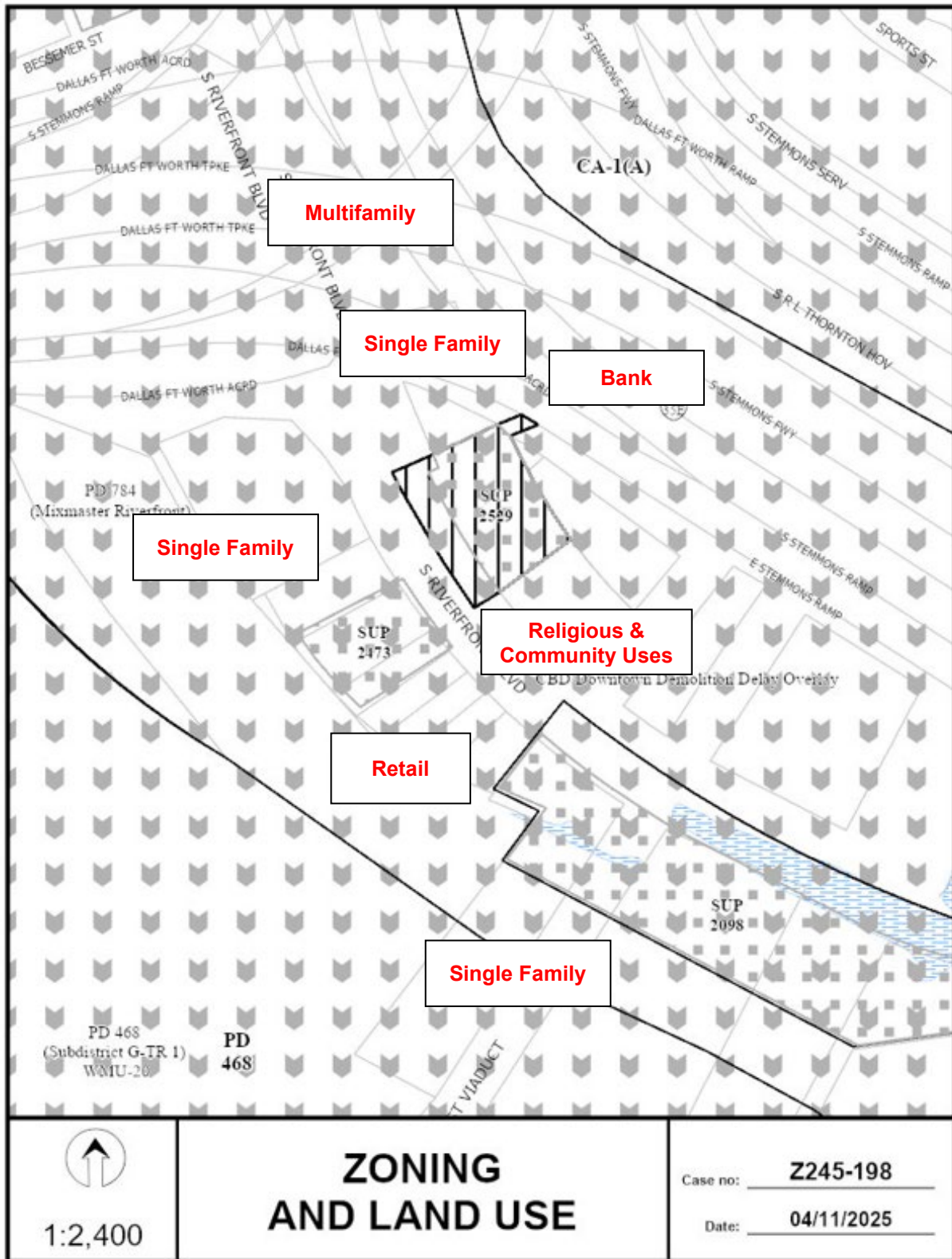
1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires ~~on May 8, 2029~~ after five years of the passing of this ordinance.
4. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern may only operate between 12:00 p.m. (noon) and 2:00 a.m. (the next day), Monday ~~Wednesday~~ 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.



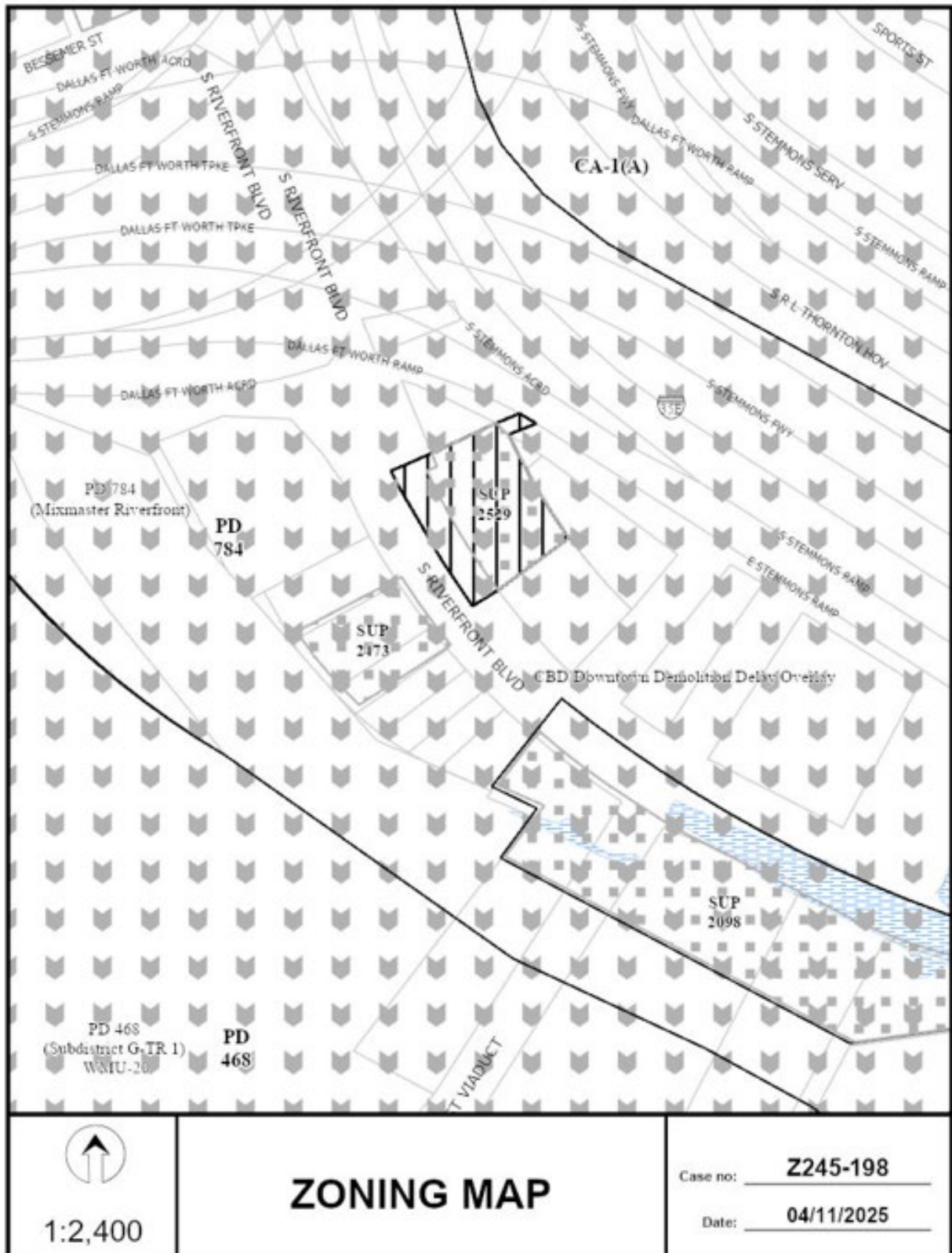


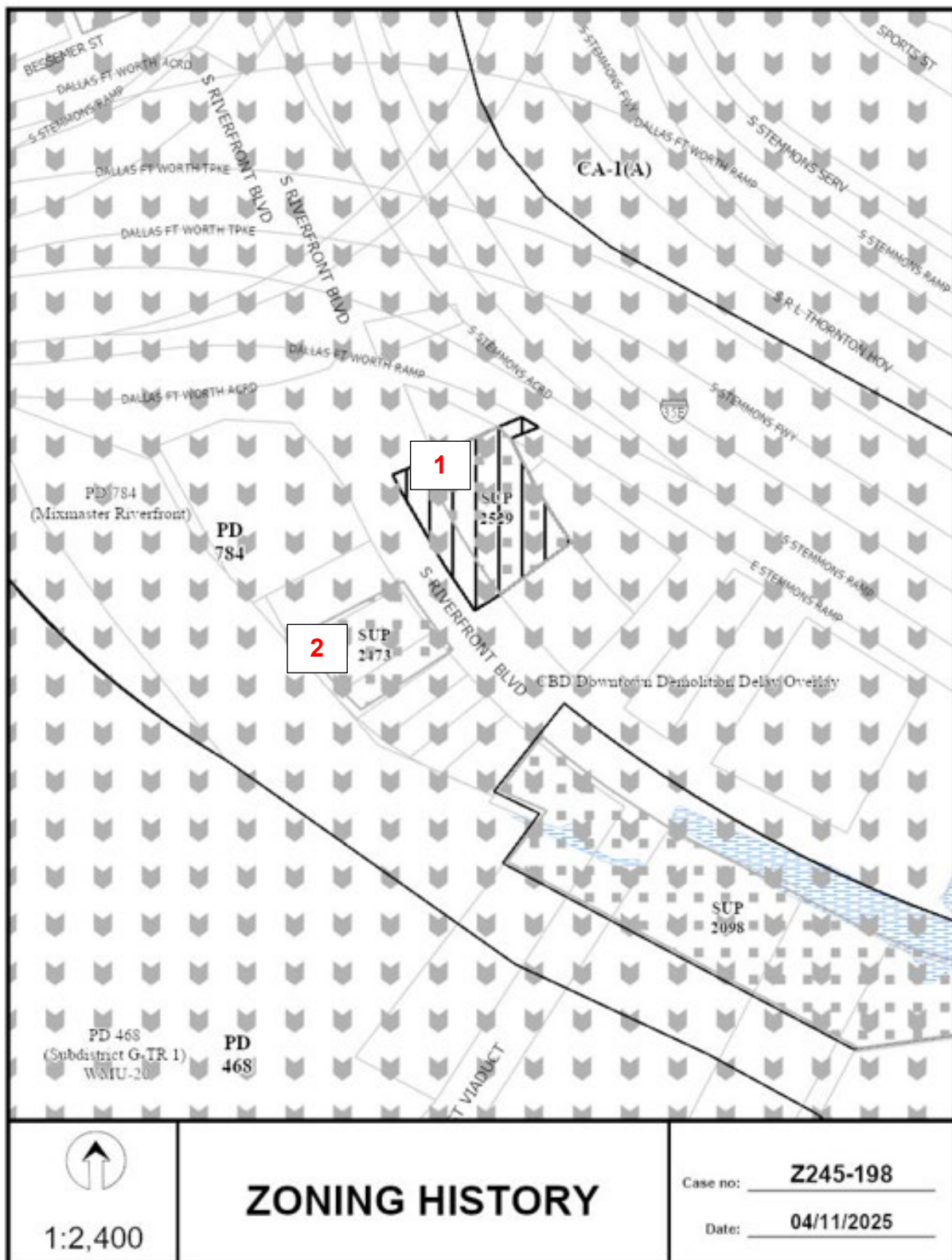




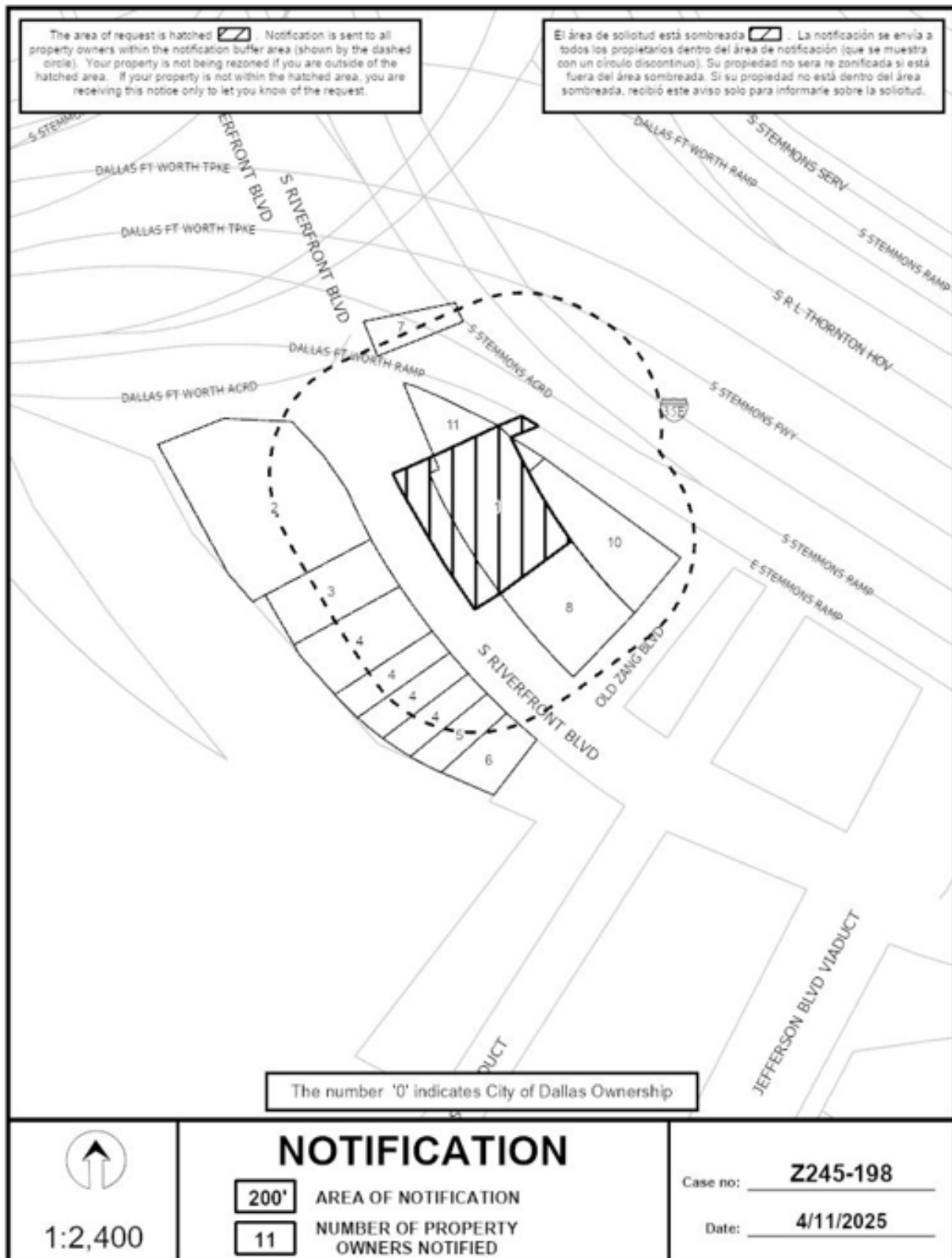












04/11/2025

***Notification List of Property Owners***

***Z245-198***

***11 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>             |
|-----------------------|-----------------------|---------------------------------|
| 1                     | 518 S RIVERFRONT BLVD | PNYX                            |
| 2                     | 503 S RIVERFRONT BLVD | JIFFY PPTIES LP                 |
| 3                     | 515 S RIVERFRONT BLVD | JIFFY PROPERTIES L P            |
| 4                     | 525 S RIVERFRONT BLVD | FC DREAMS LLC                   |
| 5                     | 539 S RIVERFRONT BLVD | AMERICAN TOWER ASSET SUB II LLC |
| 6                     | 543 S RIVERFRONT BLVD | CAZARES ANDRES                  |
| 7                     | 424 S RIVERFRONT BLVD | TEXAS DEPT OF TRANSPORTATION    |
| 8                     | 526 S RIVERFRONT BLVD | PNYX LIMITED PARTNERSHIP        |
| 9                     | 538 S RIVERFRONT BLVD | PNYX LIP                        |
| 10                    | 538 S RIVERFRONT BLVD | PNYX LP                         |
| 11                    | 434 S RIVERFRONT BLVD | PNYX LP                         |