

Record Summary for Board of Adjustments

Record

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

Application Name

Detailed Description

We request a Variance from the PD 193 Off-street Parking Requirements (Sec. 51P-193.107) for a reduction of 24 off-street parking spaces, from 65 spaces otherwise required, to provide for Retail, Restaurant, Office, and Personal Services Uses.

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	24
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 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	Off-street Parking Requirements (Sec. 51P-193.107) for a reduction of 24 off-street parking spaces, from 65 spaces otherwise required, to provide for Retail, Restaurant, Office, and Personal Services Uses.
Application is made to BOA to grant the described appeal	To accommodate a change of use in the existing building to retail, restaurant, office, and personal services uses. The request meets all of the variance standards sets forth in Sec. 519-3.102(d)(10).

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

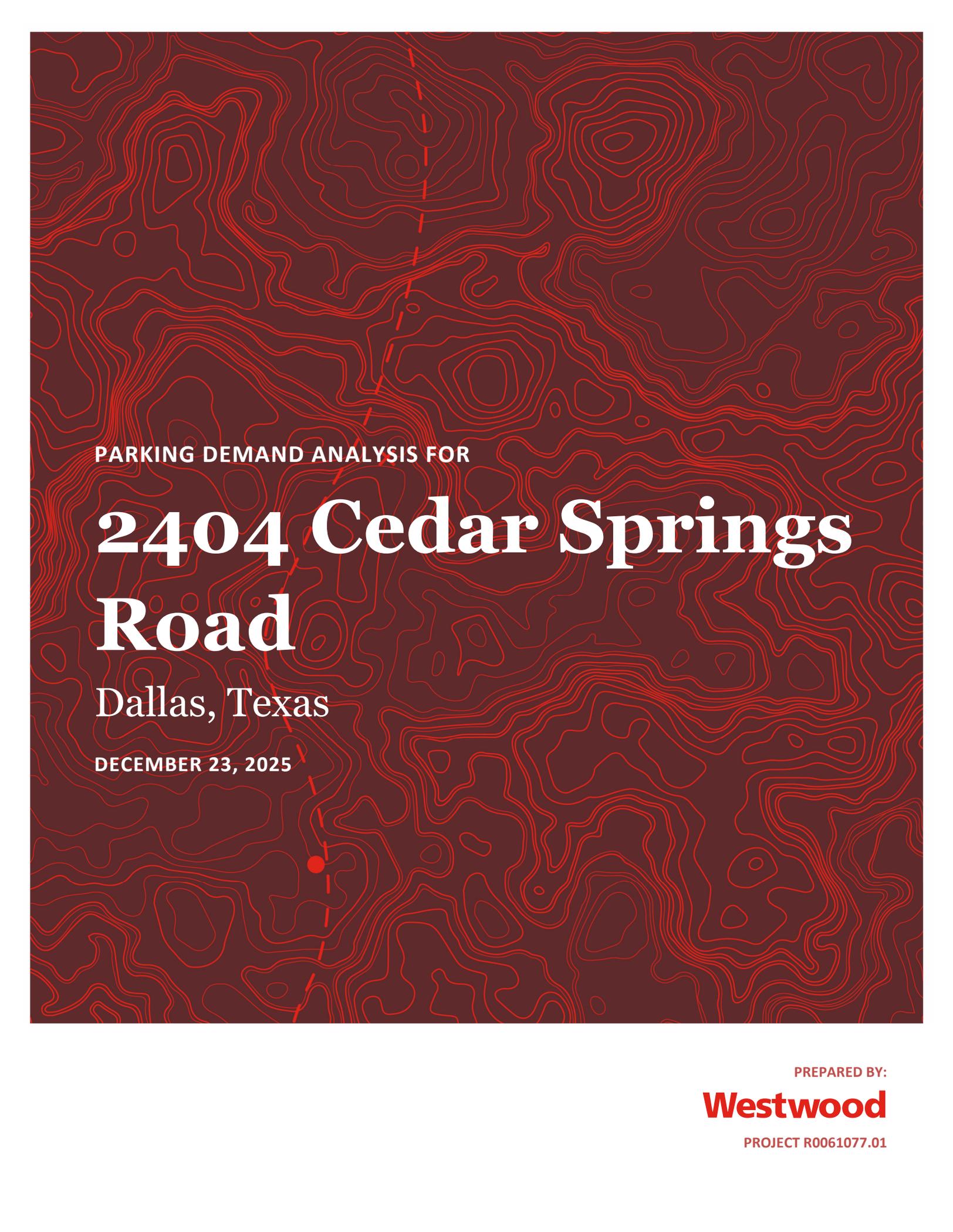
Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000013538500000 0							

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

The background of the cover is a topographic map with red contour lines. A red dashed line runs vertically through the center, and a red dot is located near the bottom of this line.

PARKING DEMAND ANALYSIS FOR

2404 Cedar Springs Road

Dallas, Texas

DECEMBER 23, 2025

PREPARED BY:

Westwood

PROJECT R0061077.01

Parking Demand Analysis For:

2404 Cedar Springs Road

Dallas, Texas

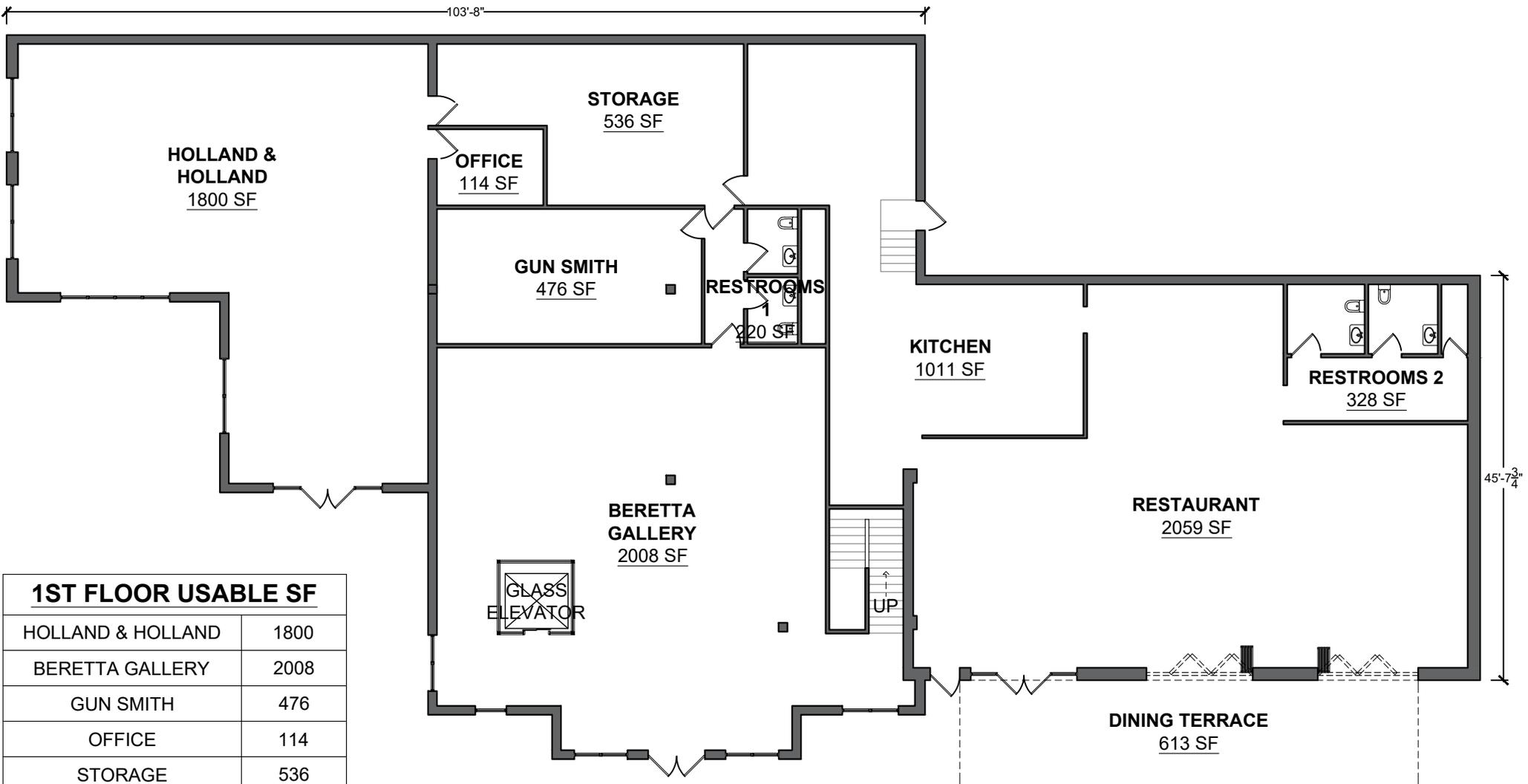
Commissioned By: Beretta U.S.A. Corp.

For Submittal To: City of Dallas

Reference: BOA-25-000101

Prepared By: Steve E. Stoner, P.E. PTOE
Westwood Professional Services
7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031
westwoodps.com
TBPELS Firm #10074301, Firm #11756



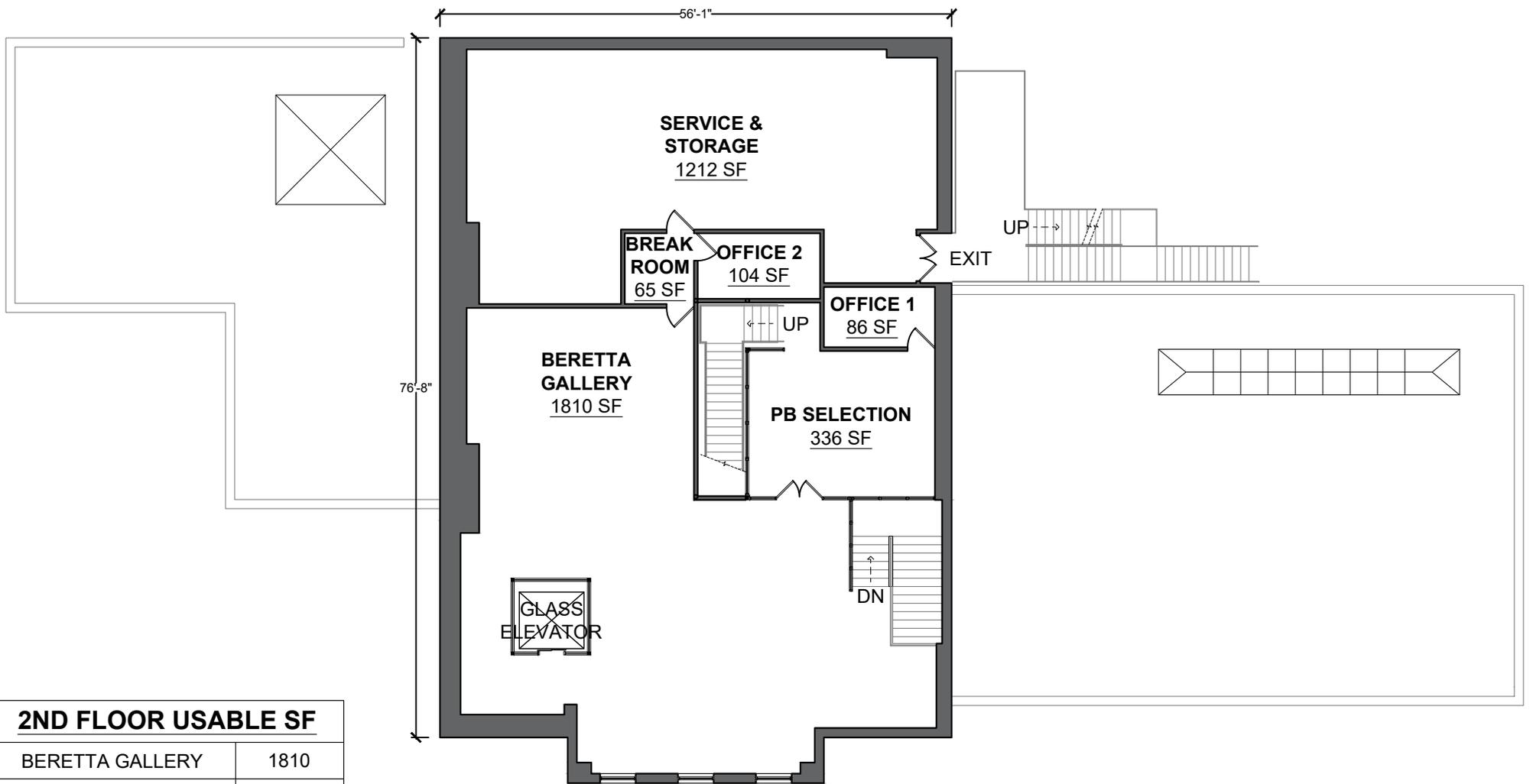


1ST FLOOR USABLE SF	
HOLLAND & HOLLAND	1800
BERETTA GALLERY	2008
GUN SMITH	476
OFFICE	114
STORAGE	536
RESTROOMS 1	220
KITCHEN	1011
RESTAURANT	2059
RESTROOMS 2	328
TOTAL	8552 SF
RENTABLE SF	9237 SF

ERA Architects PLLC
 164 East 91st St. New York, NY 10128
 erosenberg@rosenbergkolb.com 917-856-8930

2404 CEDAR SPRINGS
 1ST FLOOR
 2404 CEDAR SPRINGS RD, DALLAS, TX

SK1 10/09/25 PROGRESS-NFC
 SCALE 1/16"=1'-0"



2ND FLOOR USABLE SF	
BERETTA GALLERY	1810
PB SELECTION	336
OFFICE 1	86
OFFICE 2	104
BREAK ROOM	65
SERVICE & STORAGE	1212
TOTAL	3613 SF
RENTABLE SF	4440 SF

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2404 CEDAR SPRINGS
 2ND FLOOR
 2404 CEDAR SPRINGS RD, DALLAS, TX

SK2 10/09/25 PROGRESS-NFC
 SCALE 1/16"=1'-0"

INTRODUCTION

The services of **Westwood Professional Services** (Westwood) were retained by **Beretta U.S.A. Corp.** (the “Applicant”) to conduct a Parking Demand Analysis (PDA) for the proposed commercial use located at 2404 Cedar Springs Road (listed as 2628 Maple Avenue by Dallas County Appraisal District) in Dallas, Texas. The development will be referred to herein as *Beretta Gallery* (the “Project”). A copy of the Project’s preliminary floor plan—prepared by ERA Architects PLLC and provided to Westwood for use in the study—is included herein.

Beretta U.S.A. Corp. is requesting for a Parking Variance to reduce the parking required for the subject property (the “Request”) to facilitate occupancy of the existing commercial building. The Request is subject to the approval of City of Dallas (the “Approving Agency”). Submittal of a technical study evaluating the merits of the Request is recommended to aid in the review process.

This PDA was prepared by registered professional engineers from Westwood who have technical knowledge on matters related to parking demand that were applied in this evaluation. Westwood is a national, multi-disciplined firm that provides professional services in traffic engineering, transportation planning, parking analysis, and related fields.

Purpose

A PDA is an investigation of parking demand characteristics for a specific land use(s). Where available, site-, project-, or use-specific factors affecting parking demand can also be considered. Therefore, the results presented in this analysis are intended for the subject site and may not apply to other similar projects.

Parking demand is theoretically represented by local zoning ordinances, which provide a good baseline point of reference. However, in many cases, these ordinances can be overly simplified, over generalized, or simply out of date and do not sufficiently reflect actual parking needs of a project. The purpose of this PDA is to provide a more focused evaluation of the parking needs of the Project relative to the corresponding code requirements to illustrate the differences. The results may then validate a potential adjustment to the code parking requirement. Procedures for and formal approval of a deviation from the standard parking code requirements are subject to the ordinances and procedures established by the Approving Agency.

Project Description

The proposed uses will occupy an existing multi-tenant commercial building of approximately 12,567 square feet. The building is currently vacant. Prior uses contained within the building include retail, restaurant, office, and others.

Based upon data provided to Westwood by Beretta U.S.A. Corp., which was considered to be current at the time of this analysis, the Project consists of the uses and quantities summarized in **Table 1**.

Table 1. Development Program

USE	PROPOSED AMOUNT (FLOOR AREA)
Retail*	9,169 SF
Restaurant**	3,398 SF
TOTAL	12,567 SF

** Includes:*

Holland & Holland – clothing, accessories, and bespoke firearms

Beretta Gallery (two stories, upstairs floor area based on prior Certificates of Occupancy) – clothing, accessories, optics, and standard and bespoke firearms

Anticipated retail hours of operation: 10:00 AM-5:00 (or 6:00) PM (Mon.-Sat., closed on major holidays)

*** Restaurant use – fine dining*

Anticipated restaurant hours of operation: 11:00 AM-2:00 PM and 5:00-10:00 PM (Mon.-Sat.)

The subject site provides an existing parking supply of 41 surface parking spaces (to remain).

BASE CODE PARKING REQUIREMENT

The subject property of this analysis is currently zoned the Oak Lawn Special Purpose District (PD No. 193) (HC). As outlined in Section 51P-193.107 of the City of Dallas zoning ordinance, the following base parking ratios currently apply:

- Retail: 1.0 parking space per 220 square feet of building area
- Restaurant: 1.0 parking space per 100 square feet of building area

...less the mixed use, time-of-day factors, as described in 51P-193.113(g)(4) and in Exhibit 193F of the PD ordinance.

The parking requirement for the subject property is calculated by applying the base parking ratios to the corresponding land use quantities, less applicable reductions. For the proposed uses, the base parking requirement for the property with would typically require 65 parking spaces under typical parking requirements as summarized in the following table.

It should be noted that the subject site has been the recipient of several actions of the Board of Adjustments that cases (variances, etc.) to reduce parking requirements in the past. However, for purposes of this study, it was determined internally (and subject to City's approval) that the terms of those prior actions may not be applicable under current conditions. Therefore, no further reductions have been applied.

PARKING DEMAND ANALYSIS

This Parking Demand Analysis was prepared to provide relevant information to consider in the Approving Agency's evaluation of the Applicant's Request.

Approach

The existing multi-tenant building is well-suited for boutique retail, restaurant, and other commercial uses, which anecdotally generate a lower parking demand rate than large retail centers.

To validate the parking demand for the subject site, information was compiled from published, empirical parking demand data from credible industry sources.

These resulting parking demand data points were tabulated then compared to the base code parking requirement to provide the basis for the Request.

Published Parking Data

Parking Generation (6th Edition, 2023) is an industry-standard reference manual maintained and published by the **Institute of Transportation Engineers (ITE)**. The Manual contains a series of empirical parking generation rates and equations for several land uses based on actual data points collected across the United States over many years by creditable sources. Though the manual is not comprehensive, data are provided for several, common land uses. Use of the Manual's equations and rates to project peak parking demand is widely recognized; however, application of engineering judgment to interpret the data is strongly advised.

The ITE land use with the most relevant parking demand data for the subject site is "Strip Retail Plaza" (Land Use Code 822), which ITE describes as "...an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area" (and do not contain a supermarket).

Table 3 provides a summary of the projected parking demand for the Project based upon ITE rates.

Table 3. Projected Peak Parking Generation Summary Based Upon Published Data

LAND USE	QUANTITY	PEAK PARKING DEMAND RATE* (PER 1,000 SF OF GLA)	PROJECTED PEAK PARKING DEMAND
Strip Retail Plaza (<40,000 SF) (ITE Land Use Code 822)	12,567 SF	Weekday: 2.79 Friday: 3.13 Saturday: 2.77	39 (Friday)

* Average peak parking demand rate.

As shown in **Table 3** above, the projected peak parking demand for the proposed building is 39 parked vehicles at peak on a typical Friday.

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.

A summary of the analysis and Special Exception request is provided in **Table 4**.

Table 4. Parking Demand Analysis Summary

QUANTITY	PARKING SPACES (SUPPLY) / PARKED VEHICLES (DEMAND)	PARKING RATE
Base Parking Code Requirement per Direct Application of the Dallas Development Code	65 spaces	1.0 per 220 SF (retail), and 1.0 per 100 SF (restaurant)
Existing Parking Supply	41 spaces	--
Requested Reduction (Special Exception)	24 (36.9%)	--
Projected Peak Parking Demand Based Upon Institute of Transportation Engineers <i>Parking Generation Manual</i> , 6 th Edition	39	3.13 per 1,000 square feet of leasable area (Friday)

END OF MEMO

PD 193 Mixed Use Development Parking Chart

(for calculating adjusted standard parking requirement)

Address: 2628 Maple Avenue

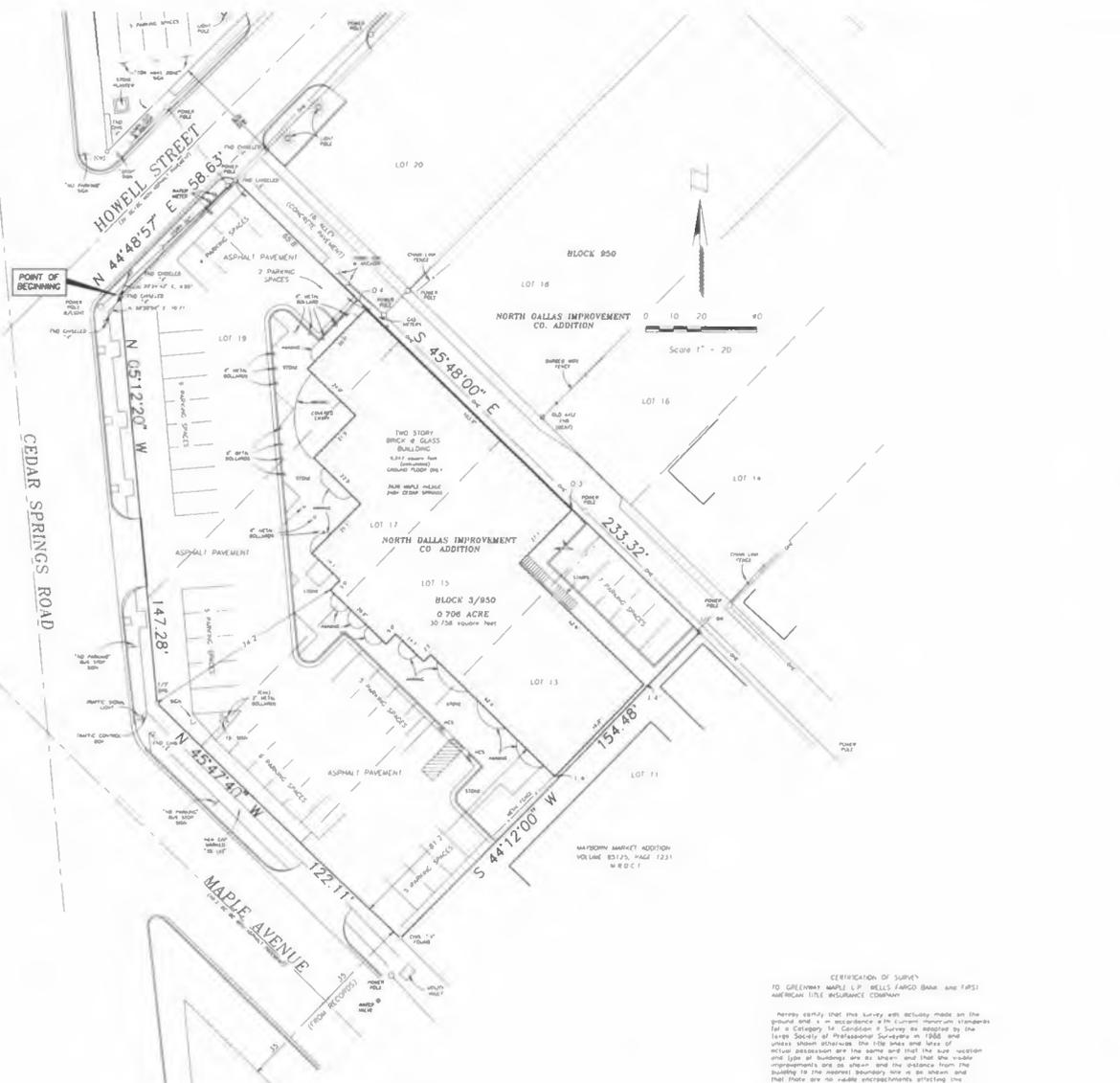
Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment By Time of Day (Weekday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Residential Uses*		1.5	0.00	80%	-	60%	-	60%	-	70%	-	100%	-
	Office Uses*		366	0.00	100%	-	80%	-	100%	-	85%	-	35%	-
	Retail-Related Uses*	9,169	220	41.68	60%	25.01	75%	31.26	70%	29.17	65%	27.09	70%	29.17
	Bar & Restaurant Uses	3,398	100	33.98	20%	6.80	100%	33.98	30%	10.19	30%	10.19	100%	33.98
	Health Studio		150	0.00	45%	-	70%	-	55%	-	80%	-	100%	-
	Game court center		4/court		45%	-	70%	-	55%	-	80%	-	100%	-
	Any other use		366		100%	-	100%	-	100%	-	100%	-	100%	-
Total		12,567		76		32		65		39		37		63

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment By Time of Day (Saturday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
N/A	Residential Uses*	0	1.5	0.00	100%	-	70%	-	75%	-	85%	-	95%	-
N/A	Office Uses*	0	366	0.00	15%	-	20%	-	15%	-	5%	-	0%	-
N/A	Retail-Related Uses* >600,000 SF		220	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
N/A	Retail-Related Uses* <400,000 SF	9,169	220	41.68	65%	27.09	75%	31.26	90%	37.51	75%	31.26	60%	25.01
N/A	Bar & Restaurant Uses	3,398	100	33.98	20%	6.80	60%	20.39	90%	30.58	100%	33.98	100%	33.98
N/A	Health Studio	0	150	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
N/A	Game court center	0	4/court		100%	-	100%	-	100%	-	100%	-	100%	-
N/A	Any other use	2,500	366		100%	-	100%	-	100%	-	100%	-	100%	-
Total		15,067		76		34		52		68		65		59

* See Section 51P-193.107

**Based upon a report for ULI - The Urban Land Institute, Shared Parking. Washington, D.C.: ULI. 1983

Weekday MUD Parking requirement is 65 Saturday MUD Parking requirement is 68
Therefore, 68 is the parking requirement for 2628 Maple Avenue



PROPERTY DESCRIPTION

BEING a subdivision of a 0.706 acre tract of land situated in the City of Dallas, Dallas County, Texas, and being all of Lots 15 and 13 and the remaining portion of Lot 17 and 18 of North Gallas Improvement Company Addition as shown on the City of Dallas, Texas, Plat No. 1000, recorded in Volume 106 of Page 236 of the Map Records of Dallas County, Texas, said 0.706 acre tract being more fully described as follows:

BEHAVING as a chartered "T" found for corner at the intersection of the existing Southeast right of way line of Howe Street (a 40 foot wide right of way) with the existing East right of way line of Cedar Springs Road (a 60 foot wide right of way).

THENCE North 44 deg 48 min 37 sec East departing said East right of way line and along said Southeast East right of way line of Howe Street, a distance of 58.82 feet to a closure "A" found for corner on the Southeast side of a 18 foot wide alley.

THENCE South 43 deg 48 min 00 sec East departing said Howe Street and along said alley, a distance of 233.32 feet to a 1/2 inch steel rod found for corner.

THENCE South 44 deg 12 min 00 sec West departing said alley, a distance of 134.48 feet to a chartered "T" found above a retaining wall on the present location.

THENCE North 43 deg 47 min 40 sec West along and across the 1/2 inch steel rod found for corner on the Southeast side of the alley of Cedar Springs Road.

THENCE North 00 deg 12 min 30 sec West departing said Howe Street and along said East right of way line an distance of 147.28 feet to the point of Beginning.

and containing 0.706 acre or 30.738 square feet of land more or less.

- Notes**
- This survey was prepared with the aid and benefit of the Commission for Title Insurance, issued by First American Title Insurance Company, in connection with C.T. No. 0318339 effective date of commitment June 18, 2004, issued July 7, 2004.
 - CW indicates Containing Monument.
 - The area of acreage for this survey is the East right of way line of Cedar Springs as described in a Deed recorded in Volume 89007 of Page 1000 of the Deed Records of Dallas County, Texas.
 - This property is located in the One (1) acre Special Purpose District, P.O. No. 182 according to City of Dallas Ordinance No. 21418. This document should be reviewed with respect to Special Districts compliance in the Ordinance.
 - The property shown on this survey is not affected by the easements granted by the City of Dallas for Street Purposes as described in the Deed recorded in Volume 200370 of Page 1211 of the Deed Records of Dallas County, Texas (Schedule B Item 10a).
 - Inspection of the premises reveals that there are:
 - regular striped parking spaces and 2 handicap parking spaces for a total of 43 striped parking spaces on this property.

LAND TITLE SURVEY
FOR
A 0.706 ACRE TRACT OF LAND
SITUATED IN THE JOHN GRIGSBY SURVEY
ABSTRACT NO. 495, IN CITY OF DALLAS
BLOCK NO. 950, IN THE CITY OF DALLAS
DALLAS COUNTY, TEXAS

CERTIFICATION OF SURVEY
TO GLENNWAY MARIE L. BELL, FABIO BIANCHI and TAMI AMERICAN TITLE INSURANCE COMPANY

Hereby certify that this Survey was actually made on the ground and is in accordance with current minimum standards set as a condition of a Condition 1 Survey as required by the Texas Society of Professional Surveyors in 1982 and unless otherwise stated, the 100 area and area of actual possession are the same and that the true location and type of buildings are as shown and that the visible improvements are as shown and the distance from the building to the nearest boundary line is as shown and that there are no visible encroachments affecting the property that the undersigned is aware of other than those shown.

Michael D. Grigg
Registered Professional Land Surveyor No. 4100

CLEVEY DESIGN ARCHITECTS
DATE: 8/14/09

PRISM SURVEYS, INC.
COMMERCIAL, RESIDENTIAL
BOUNDARY, TOPOGRAPHIC
TITLE & CONSTRUCTION SURVEYS
P.O. BOX 181553
ARLINGTON, TEXAS 76018-1553
(817) 261-8048

PLAT STATEMENT
By virtue, bearing only from the Title Insurance Plat Maps for Dallas County, Texas, and incorporating same, Map Number 481302450, the portion of this property is shown on an acre lot that was established on a special flood hazard zone map previously shown in June 4 Map effective date August 23, 2001.