CITY PLAN COMMISSION **THURSDAY, MARCH 5, 2025**

Planner: Justin Lee

FILE NUMBER: Z-25-000202 **DATE FILED:** November 24, 2025

LOCATION: South line of Fouraker Street, between N. Vernon Avenue and N. Van Buren Avenue

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 42,720 sqft **CENSUS TRACT:** 48113004201

APPLICANT: Baldwin Associates, LLC / Robert Baldwin

OWNER: Bishop Davis Urban, LLC / Rick Garza

REQUEST: An application for the termination of Deed Restriction Z778-181 on property zoned Subdistrict 6 Davis Corridor within Planned Development District 830, Davis Street Special Purpose District.

SUMMARY: The purpose of the request is to remove the deed restriction, which previously would have applied to a warehouse, which is no longer applicable as warehouse is no longer a permitted use on the site. The applicant wishes to develop the property under current development standards for a multifamily development.

STAFF RECOMMENDATION: **Approval**.

PRIOR CPC ACTION: On Thursday, February 5, 2026, the City Plan Commission moved to hold this case under advisement until the March 5, 2026 hearing.

BACKGROUND INFORMATION:

- The area of request is currently zoned Subdistrict 6 Davis Corridor within Planned Development District 830, Davis Street Special Purpose District and is undeveloped.
- The surrounding area is predominantly commercial and single family.
- The applicant wishes to develop the site under current development standards for a multifamily development. As such, they request to remove the deed restriction.
- There are no changes to this case since the previous hearing.

Zoning History:

There has been no zoning case in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
W Davis St	Minor Arterial	Existing ROW
N Van Buren Ave	Local Street	-
Fouraker St	Local Street	-
N Vernon Ave	Local Street	-

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 area of request is within a half-mile of the following services:

DART Light Rail: No route.
DART Bus: Routes 219 and 226

STAFF ANALYSIS:

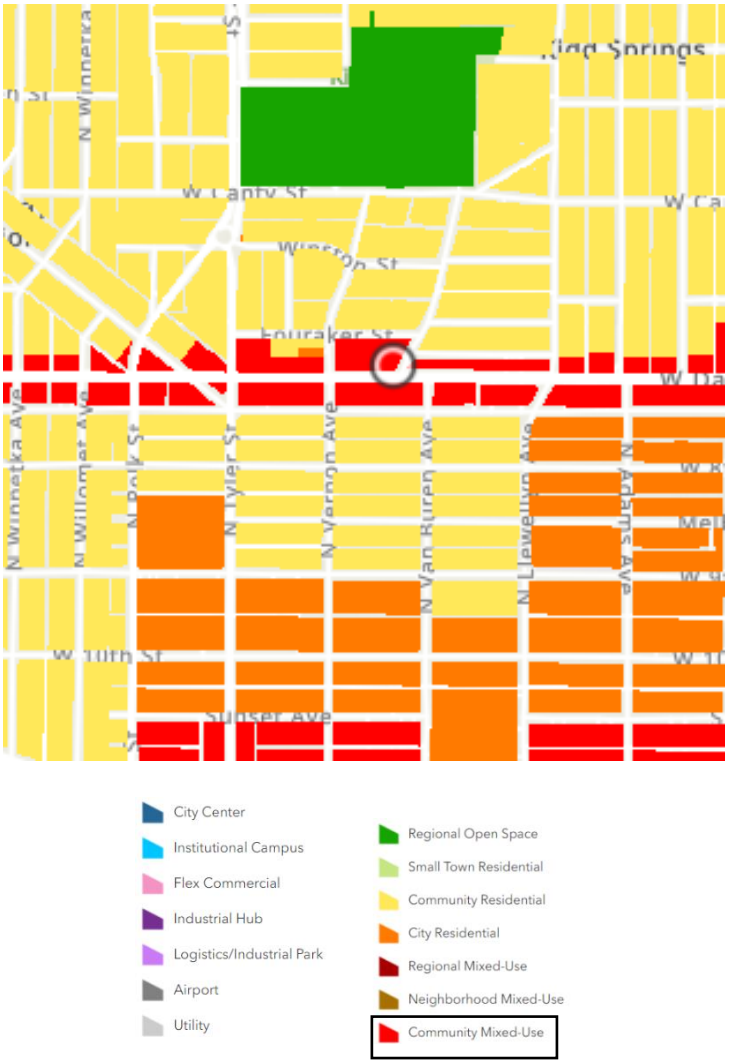
Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by 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.

The proposed termination of the deed restriction and the anticipated multifamily development are generally **consistent** with Forward Dallas 2.0. Apartments are a primary land use in the Community Mixed Use placetype. It is a less prevalent land use in the area. The subject property is located on a minor arterial, West Davis Street. It is located in the mid-block but adjacent to an existing commercial and single-family residences. The property appears to be currently undeveloped.

The proposed zoning district would limit the height of the building (low-rise) to a height recommended within the placetype. The design recommendations in Forward Dallas 2.0 are applicable in this case, but this general zoning change provides only limited review of the consistency with those recommendations. The existing Subarea 6 includes design standards for building and right of way design. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



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. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers,

commercial corridors, and office parks are representative of this placetype. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways.

Land Use:

	Zoning	Land Use
Site	Subdistrict 6 Davis Corridor within Planned Development District 830, Davis Street Special Purpose District with deed restriction Z778-181	Vacant (Undeveloped)
North	Planned Development 160, Kidd Springs Special Purpose District	Single Family
South	Subdistrict 6 Davis Corridor within Planned Development District 830, Davis Street Special Purpose District	Commercial
East	Subdistrict 6 Davis Corridor within Planned Development District 830, Davis Street Special Purpose District	Single Family/Commercial
West	Subdistrict 6 Davis Corridor within Planned Development District 830, Davis Street Special Purpose District	Commercial

Land Use Compatibility:

The request site is currently undeveloped. The applicant anticipates utilizing the property for a multifamily development consistent with current development standards. The immediate surroundings are predominantly commercial uses and single-family homes.

Staff supports the requested deed termination, as the site is located adjacent to both commercial and single-family land uses and fronts a minor arterial roadway. The property is also in close proximity to commercial nodes and DART bus service. Multifamily apartments are an appropriate use for the site and will integrate well with surrounding development patterns.

Removing the deed restriction will allow the applicant to develop the property under the current standards established for Subdistrict 6, Davis Corridor, within Planned Development District (PD) 830. The standards within PD 830 include design guidelines that provide an excellent framework for development. The deed restriction was written in 1978 to apply to a warehouse, and warehouses are no longer a permitted use on the site. In accordance with SB 840, the proposed project would continue to follow restrictions similar to Restrictions Nos. 3–8 of the existing deed restrictions after their termination. Eliminating the deed restriction will not diminish the value or character of the community; rather, it will facilitate development that complements the surrounding area and promotes

cohesive development patterns. Upon removal of the deed restriction, any future development will remain subject to the standards of PD 830 as well as Chapter 51A.

Development Standards

Following is a table showing the development standards of the current Subdistrict 6 Davis Corridor within Planned Development District 830, Davis Street Special Purpose District.

District	Setback		Density/Lot Size	Height	Lot Cvrg.
	Front	Side/Rear			
Current: PD 830	10’	No minimum side/rear Rear: 10’ if abutting single family district	None	75’	100%

Landscaping:

Landscaping must be provided in accordance with Article X, as amended

Parking:

Parking must be provided in accordance with the Dallas Development Code and PD 830.

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 within an “B” MVA area.

Deed Restriction

782558

ESTRICTIONS

SEP-20-78 704127 HD — A 7.0

DEED RECORD

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, W. B. Sewell, Jr., is the owner of the following described property situated in Dallas County, Texas, being in particular a tract of land out of the T. H. Campbells Addition, City Block 3196, City of Dallas, Dallas County, Texas, and being part of that same tract of land conveyed to W. B. Sewell, Jr. by T. H. Campbell Realty Corporation by deed dated November 1, 1973, and recorded in Volume 73247, Page 420 in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the South line of Fouraker St with the East line of Vernon Ave, said beginning point being the Northwest corner of said Lot 1

THENCE East, along the South line of Fouraker St, 441.0 ft to its intersection with the Northwest line of Van Buren Ave, the Northeast corner of said Lot 6

THENCE S 27° 00' W, along the Northwest line of Van Buren Ave, 115.6 ft to the Southeast corner of said Lot 6, the NEC of the Thomas LeMaster tract (Same being the North line LeMaster Tract)

THENCE West. along the South line of Lots 6, 5, 4, 3, 2 and 1 of Block 3196, a distance of 388.56 ft. to the East line of Vernon Ave.

THENCE North, along the East line of Vernon Ave., 103.0 ft. to the POINT OF BEGINNING and containing 42,720 sq. ft. of land.

That the undersigned, W. B. Sewell, Jr., does hereby impress all of the above described property with the following deed restrictions, to-wit:

(1) The uses of the property shall be limited to a warehouse, an office, a loading dock, and a parking lot, all as defined in Chapter 51 of the Dallas City Code as amended.

(2) The warehouse shall extend in height to a maximum of fourteen (14) feet above average grade level.

(3) There shall be no outside storage except for vehicles used in conjunction with main use.

(4) A retaining wall shall be constructed along the south line of Fouraker Street, from Vernon Avenue to Van Buren Avenue. Said wall is to be three feet south of the concrete sidewalk running parallel to Fouraker Street, with an average height above grade of one foot.

(5) An eight (8) foot high solid concrete screening fence shall be constructed on top of the retaining wall referenced in paragraph (4) above.

(6) An eight (8) foot high solid concrete screening fence shall be constructed along the east line of Vernon Avenue and the northwest line of Van Buren Avenue, with the exception of any visibility corner clips that may be required by the City of Dallas, and such gates as may be required to provide access to and use of the parking area and loading dock facilities. The height of the screening fence is to be measured from existing grade.

(7) The gates referenced in paragraph (6) above shall be of chain-link fencing.

(8) Landscaping shall be provided along Fouraker Street between the retaining wall referenced in paragraph (4) above and the sidewalk. The planting material is to be suitable to cover the retaining wall at the time of planting and shall be maintained in a healthy, growing condition at all times.

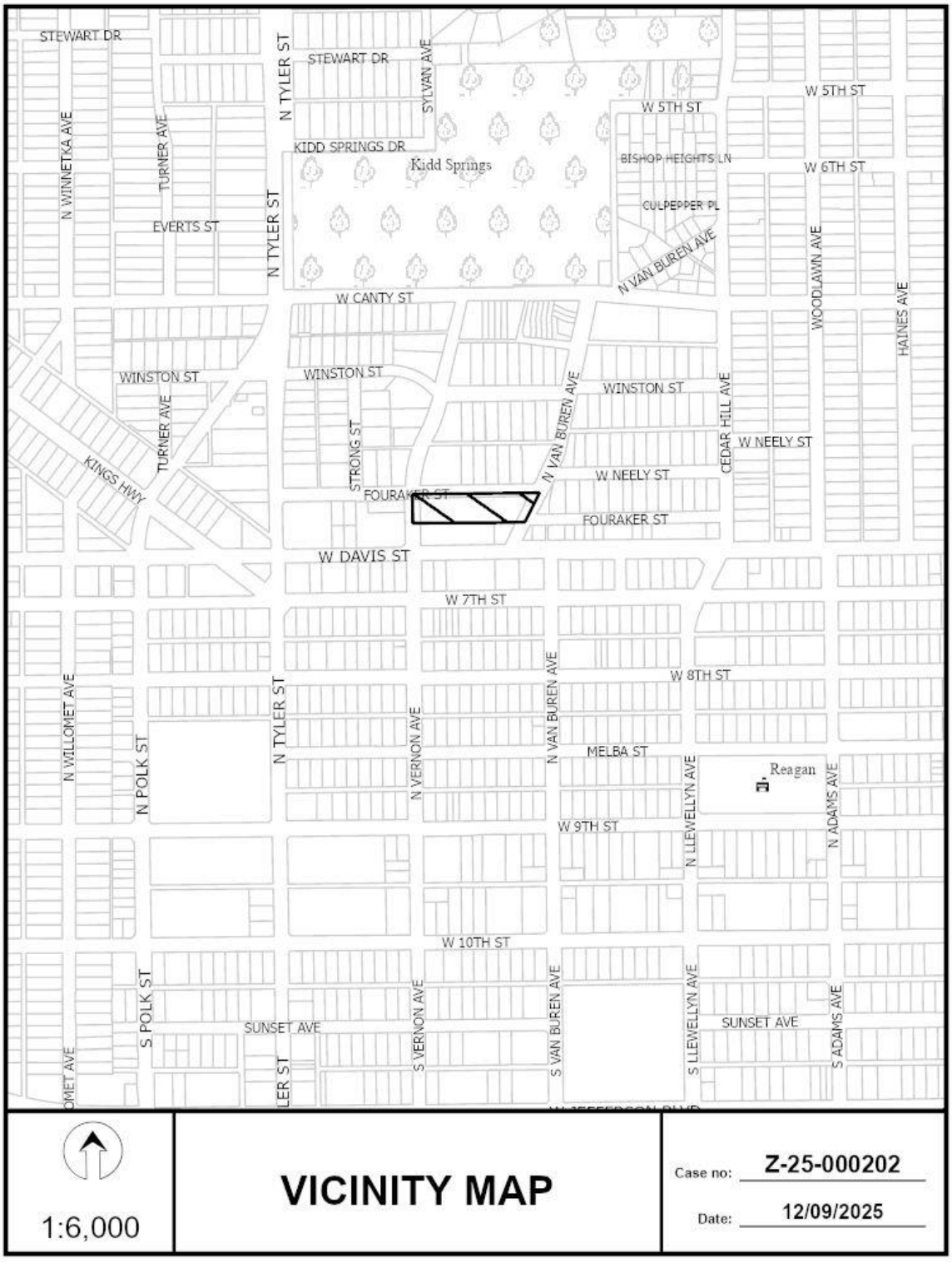
These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owner hereof does hereby grant to the City of Dallas the

PAGE 78182 3455



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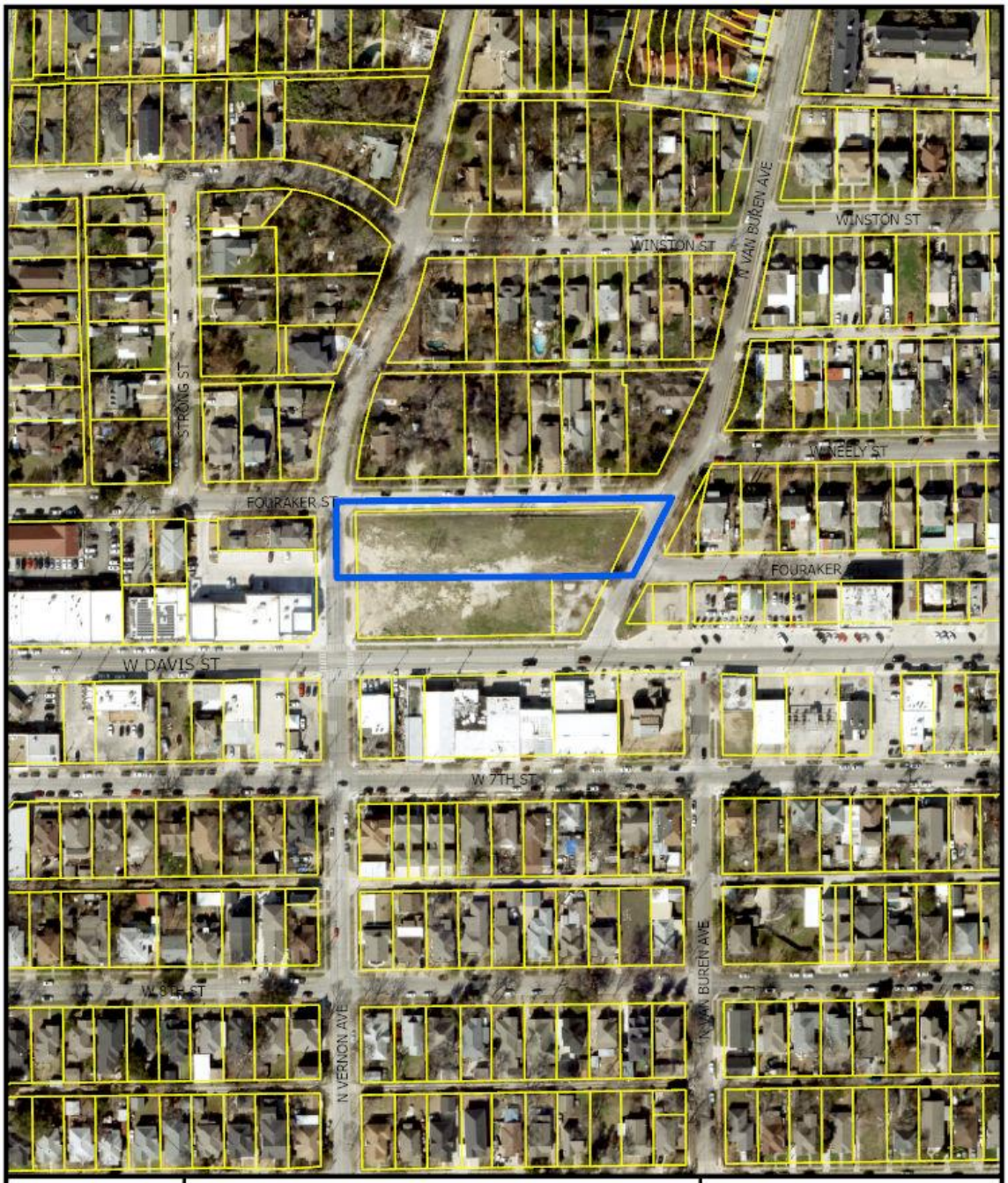
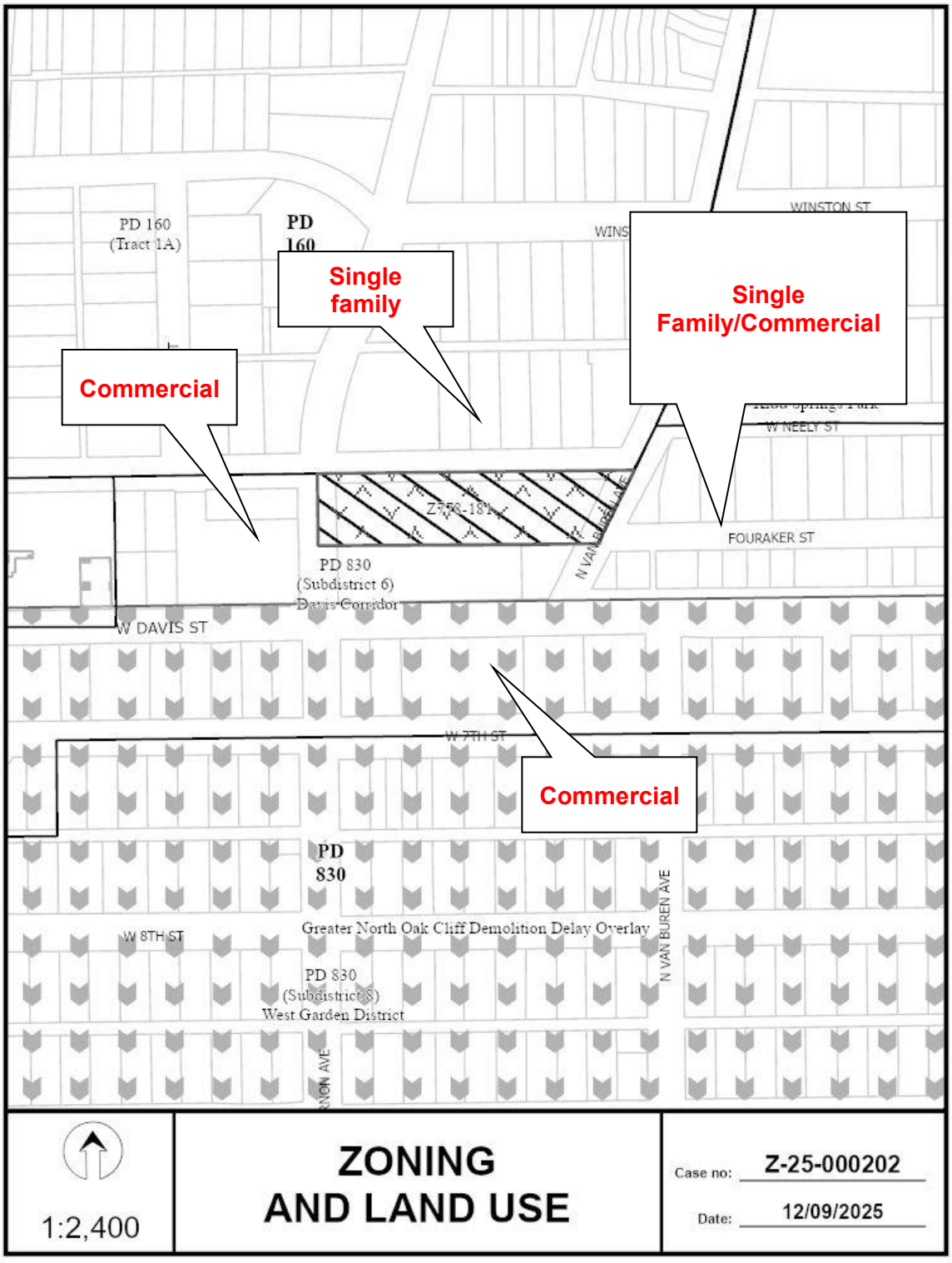
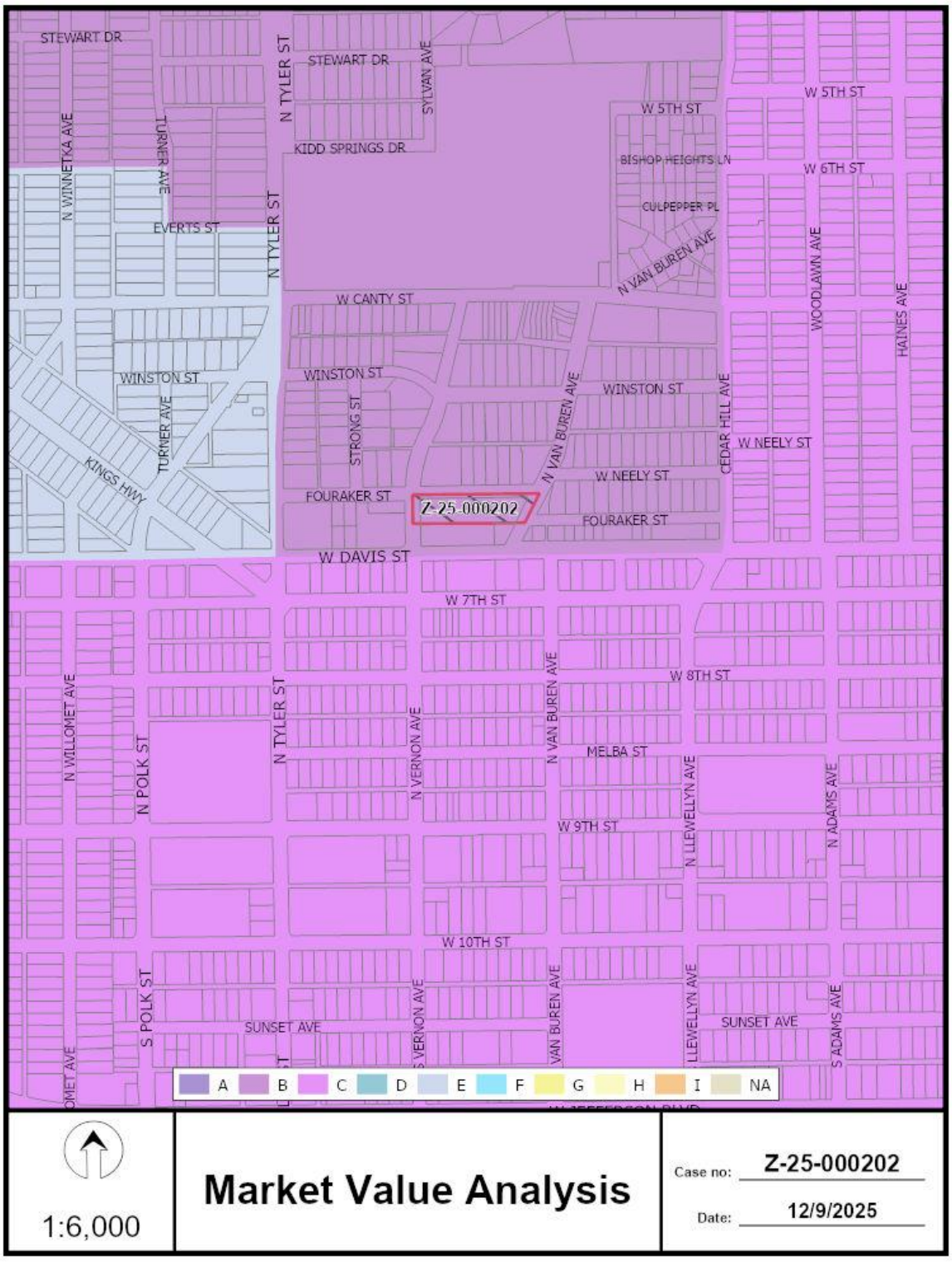
VICINITY MAP

Case no: Z-25-000202

Date: 12/09/2025


WINSTON ST
WINSTON ST
N VAN BUREN AVE
STRONG ST
W NEELY ST
FOURAKER ST
FOURAKER
W DAVIS ST
W 7TH ST
W 8TH ST
N VERNON AVE
N VAN BUREN AVE
1:2,400
AERIAL MAP
Case no: Z-25-000202
Date: 12/09/2025


PD 160
(Tract 1A)
PD
160
Single
family
Commercial
Single
Family/Commercial
WINSTON ST
W NEELY ST
Z178-181
N VAN BUREN AVE
FOURAKER ST
PD 830
(Subdistrict 6)
Davis Corridor
W DAVIS ST
W 7TH ST
Commercial
PD
830
W 8TH ST
Greater North Oak Cliff Demolition Delay Overlay
PD 830
(Subdistrict 8)
West Garden District
N VAN BUREN AVE
1:2,400
ZONING
AND LAND USE
Case no: Z-25-000202
Date: 12/09/2025


STEWART DR
N TYLER ST
STEWART DR
SYLVAN AVE
W 5TH ST
W 5TH ST
KIDD SPRINGS DR
BISHOP HEIGHTS LN
W 6TH ST
N WINNETKA AVE
TURNER AVE
CULPEPPER PL
EVERTS ST
N TYLER ST
N VAN BUREN AVE
WOODLAWN AVE
W CANTY ST
HAINES AVE
WINSTON ST
WINSTON ST
WINSTON ST
STRONG ST
N VAN BUREN AVE
CEDAR HILL AVE
W NEELY ST
TURNER AVE
KINGS HWY
W NEELY ST
FOURAKER ST
Z-25-000202
FOURAKER ST
W DAVIS ST
W 7TH ST
N WILLOMET AVE
N TYLER ST
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N VERNON AVE
MELBA ST
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N ADAMS AVE
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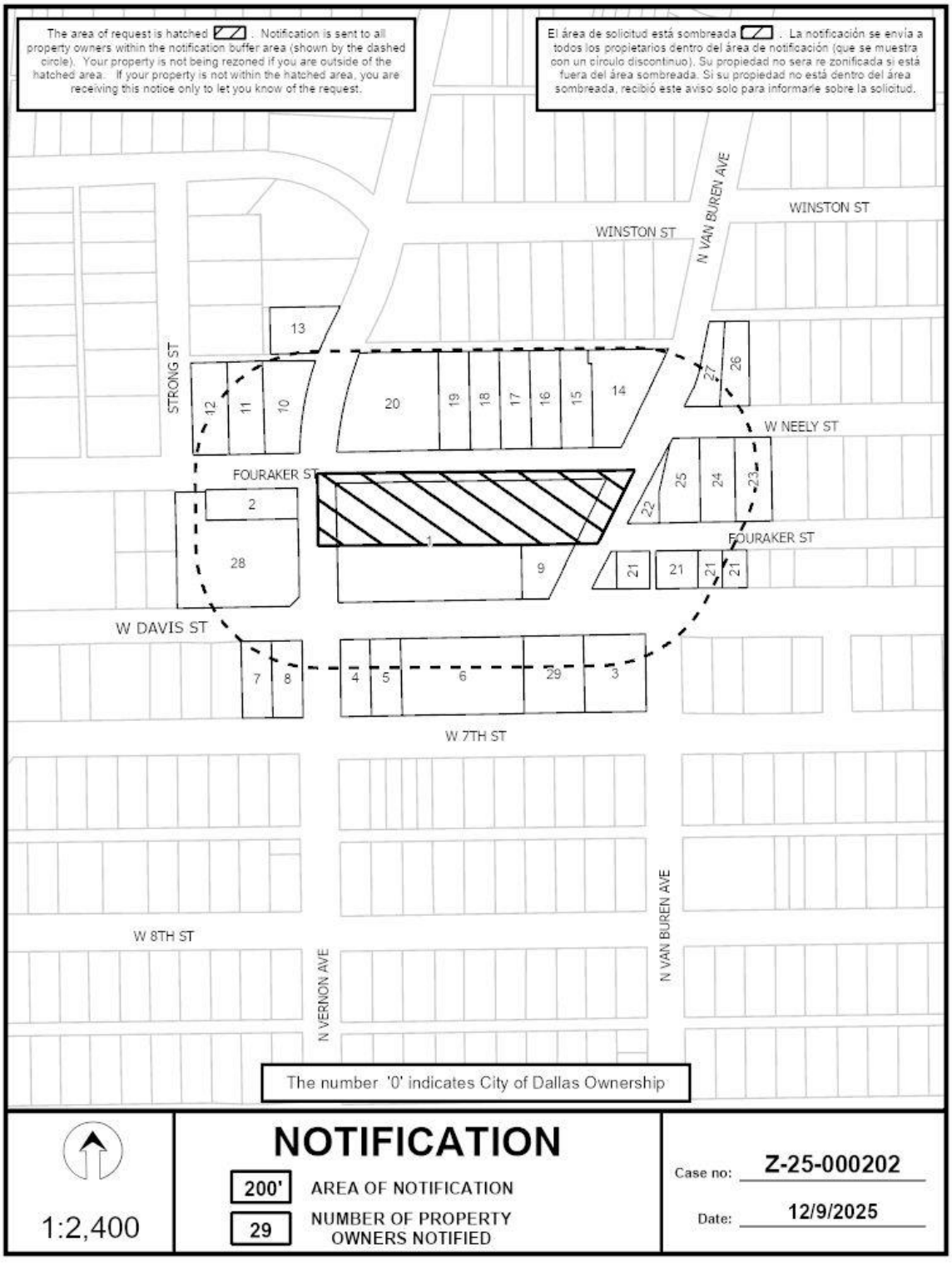
Market Value Analysis
Case no: Z-25-000202
Date: 12/9/2025


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 sera 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.
N VAN BUREN AVE
WINSTON ST
WINSTON ST
STRONG ST
W NEELY ST
FOURAKER ST
FOURAKER ST
W DAVIS ST
W 7TH ST
W 8TH ST
N VERNON AVE
N VAN BUREN AVE
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
29
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z-25-000202
Date: 12/9/2025

12/09/2025

Notification List of Property Owners

Z-25-000202

29 Property Owners Notified

Label #	*Address*		*Owner*
1	715	W DAVIS ST	BISHOP/DAVIS URBAN LLC
2	613	N VERNON AVE	ROSAS CONNIE
3	700	W DAVIS ST	AUSBROOKE LLC
4	738	W DAVIS ST	SWEET 200 LLC
5	732	W DAVIS ST	COOPER L DEWAYNE
6	722	W DAVIS ST	Taxpayer at
7	805	W 7TH ST	810WDAVIS LLC
8	800	W DAVIS ST	SOLIS JOSE & MARIA
9	701	W DAVIS ST	BISHOPDAVIS URBAN LLC
10	621	N VERNON AVE	ROSAS JOSE
11	807	FOURAKER ST	GUZMAN JUAN M
12	813	FOURAKER ST	GUZMAN GUADALUPE LIFE ESTATE
13	633	N VERNON AVE	WEIS BENJAMIN & VHERYL
14	631	N VAN BUREN AVE	HALL DAVID & KATHRYN
15	705	FOURAKER ST	Taxpayer at
16	711	FOURAKER ST	VASQUEZ JUAN JOSE
17	713	FOURAKER ST	MALDONADO HECTOR
18	717	FOURAKER ST	REEVES EDDIE WAYNE &
19	721	FOURAKER ST	JC LEASING LLP
20	624	N VERNON AVE	ALIGNED INVESTMENT LLC
21	667	W DAVIS ST	BHAKTA FAMILY TRUST
22	654	W NEELY ST	FZ HOMES LLS
23	640	W NEELY ST	GARCIA ROBERTO &
24	646	W NEELY ST	JENNIFER OWENS LLC
25	650	W NEELY ST	FZ HOMES LLC
26	647	W NEELY ST	RAMIREZ RIGOBERTO & MARIANNA

12/09/2025

Label #	*Address*		*Owner*
27	649	W NEELY ST	RAMIREZ RIGOBERTO ET AL
28	803	W DAVIS ST	ANGEL 11 11 LLC
29	714	W DAVIS ST	Taxpayer at