

CITY PLAN COMMISSION

THURSDAY, DECEMBER 5, 2024

Planner: Tasfia Zahin, B. Arch

FILE NUMBER: M234-037(TZ) **DATE FILED:** August 10, 2024

LOCATION: Southeast corner of Coit Road and Frankford Road.

COUNCIL DISTRICT: 12

SIZE OF REQUEST: Approx. 85.78 acres **CENSUS TRACT:** 48085031812

REPRESENTATIVE: Andrew Ruegg, Masterplan

APPLICANT/OWNER: Redwood-ERC Dallas, LLC

REQUEST: An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 695.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 695:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=695>

BACKGROUND INFORMATION:

- On September 8, 2004, Planned Development District (PD) No. 695 was established by Ordinance 25729, on property previously zoned an R-7.5(A) Single Family District. PD No. 695 allows R-7.5(A) uses and a retirement housing community use.
- For a retirement housing community, development and use of the property must comply with the conceptual plan (Exhibit 695A) and a development plan approved by the city plan commission for each phase of new construction must be provided prior to the issuance of any building permit for that phase.
- On July 14, 2005, City Plan Commission approved the original development and landscape plans for Phase 1, providing for 568 retirement housing units and various amenity areas.
- On October 20, 2011, City Plan Commission approved the original development and landscape plans for Phase 2, providing approximately 45,000 square feet for skilled nursing and 96 units for assisted living.
- On August 21, 2014, City Plan Commission approved the original development and landscape plans for Phase 4, providing for 344 retirement housing units.
- On August 20, 2020, City Plan Commission approved the original development and landscape plans for Phase 3, providing for 550 retirement housing units (e.g. independent living, assisted living, skilled nursing, etc.) and various amenity areas.
- There have been two subsequent minor amendments to the Phase 3 development and landscape plans (March 2023 and February 2024).
- The current request is for a minor amendment to the development and landscape plans for Phase 3, which is in Zone B of the conceptual plan.

MINOR AMENDMENT CRITERIA:

SEC. 51A-4.702. PLANNED DEVELOPMENT (PD) DISTRICT REGULATIONS

(h) Amendments to the development plan.

(1) Purpose and scope. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as

minor amendments must be processed as a zoning amendment. Minor amendments are limited to minor changes in the development plan that otherwise comply with the PD ordinance and do not:

(A) alter the basic relationship of the proposed development to adjacent property;

(B) increase a height shown on the original development plan by more than 10 percent or 12 feet, whichever is less, provided there is no increase in the number of habitable stories or parking levels above grade;

(C) decrease the amount of off-street parking spaces shown on the original development plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking; or

(D) reduce building setbacks at the boundary of the site shown on the original development plan.

(2) [omitted for brevity]

(3) “Original development plan.” For purposes of this subsection, “original development plan” means the earliest approved development plan that is still in effect and does not mean a later amended development plan. For example, if a development plan was approved with the planned development district and then amended through the minor amendment process, the original development plan would be the development plan approved with the planned development district, not the development plan as amended through the minor amendment process. If, however, the development plan approved with the planned development district was replaced through the zoning amendment process, then the replacement development plan becomes the original development plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

(i) Amendments to the landscape plan.

(1) Purpose and scope. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. Minor amendments are limited to minor changes in the landscape plan that otherwise comply with the PD ordinance and do not:

(A) reduce the perimeter landscape buffer strip shown on the original landscape plan;

(B) detrimentally affect the original landscape plan’s aesthetic function relative to adjacent right-of-way or surrounding property; or

(C) detrimentally affect the original landscape plan’s screening or buffering function.

(2) [omitted for brevity]

(3) “Original landscape plan.” For purposes of this subsection, “original landscape plan” means the earliest approved landscape plan that is still in effect and does not mean a later amended landscape plan. For example, if a landscape plan was

approved with the planned development district and then amended through the minor amendment process, the original landscape plan would be the landscape plan approved with the planned development district, not the landscape plan as amended through the minor amendment process. If, however, the landscape plan approved with the planned development district was replaced through the zoning amendment process, then the replacement landscape plan becomes the original landscape plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

REQUEST DETAILS:

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed amendment to the development and landscape plans complies with the standards established for minor amendments. The Dallas City Code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

When evaluating compliance with the standards for a minor amendment, the proposed plans must be compared to the “original” plans rather than with later amended plans.

With the current request, the applicant proposes the following changes (as compared to the “original” plans):

1. Modify the Phase 3 building footprint (CC 3.0 – adult reading memory and nursing care);
2. Increase the Phase 3 building floor area;
3. Increase the number of dwelling units in Phase 3;
4. Decrease the number of Phase 3 parking spaces required and provided;
5. Increase the overall lot coverage; and
6. Adjust the location of trees and sidewalks in the Phase 3 development.

The city arborist has reviewed the request and has no objection to the proposed landscape plan.

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the current request and has no objections to the proposed changes.

Upon review of the proposed development plan and landscape plan, staff has determined that the request meets the minor amendment criteria for a development plan and landscape plan, complies with the requirements set forth by Planned Development District No. 695, and does not impact any other provisions of the ordinance.

LIST OF OFFICERS

Erickson Living:

R. Alan Butler – Chief Executive Officer

Gregg Colon - Chief Operating Officer

Christian Sweetser – Chief Financial Officer

Susan L. Oliveri – General Counsel

Matthew Narrett M.D. – Chief Medical Officer

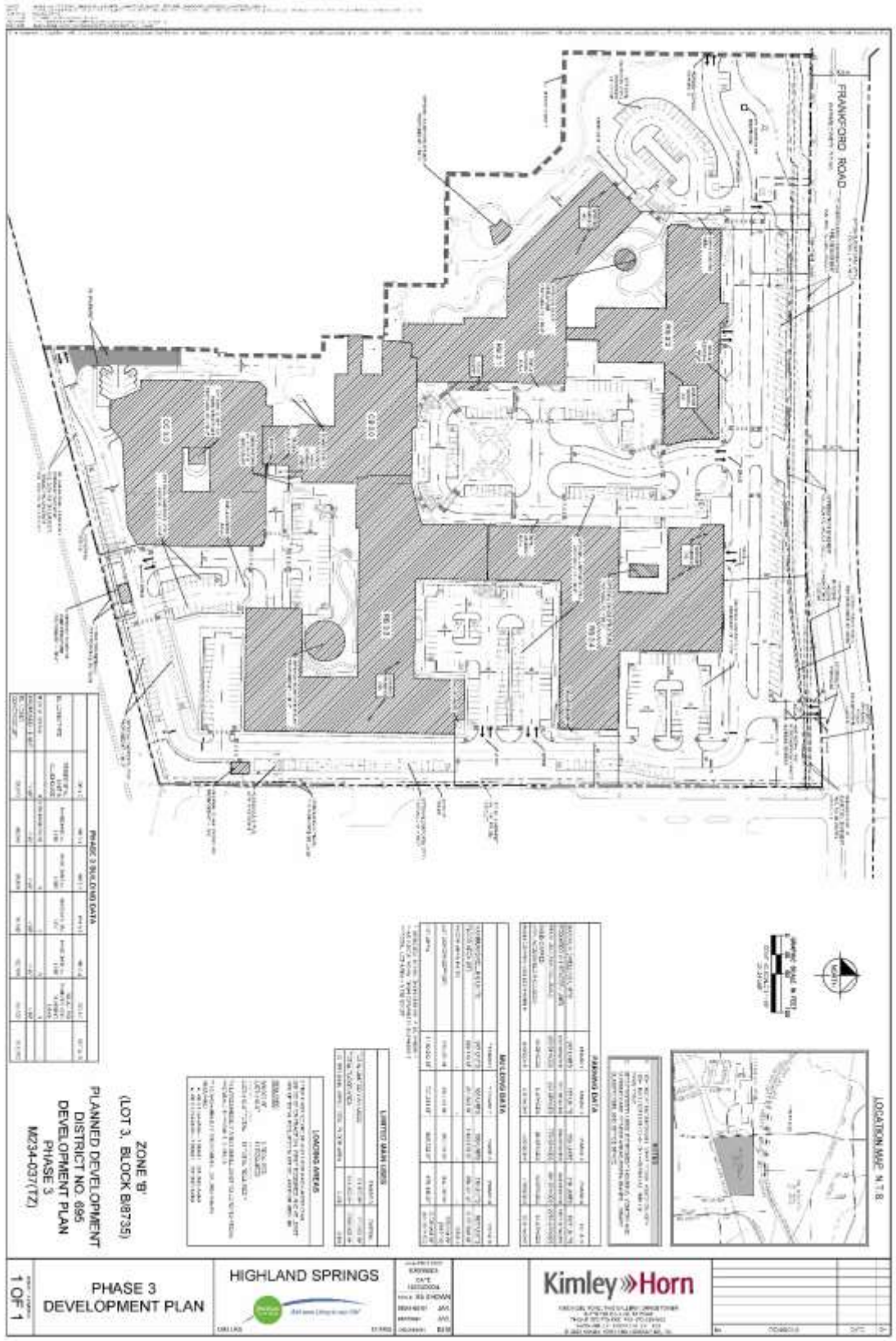
Tom Neubauer – Executive Vice President, Sales, Marketing, and Communications

Todd Matthiesen – Executive Vice President of Business Strategy and Administration

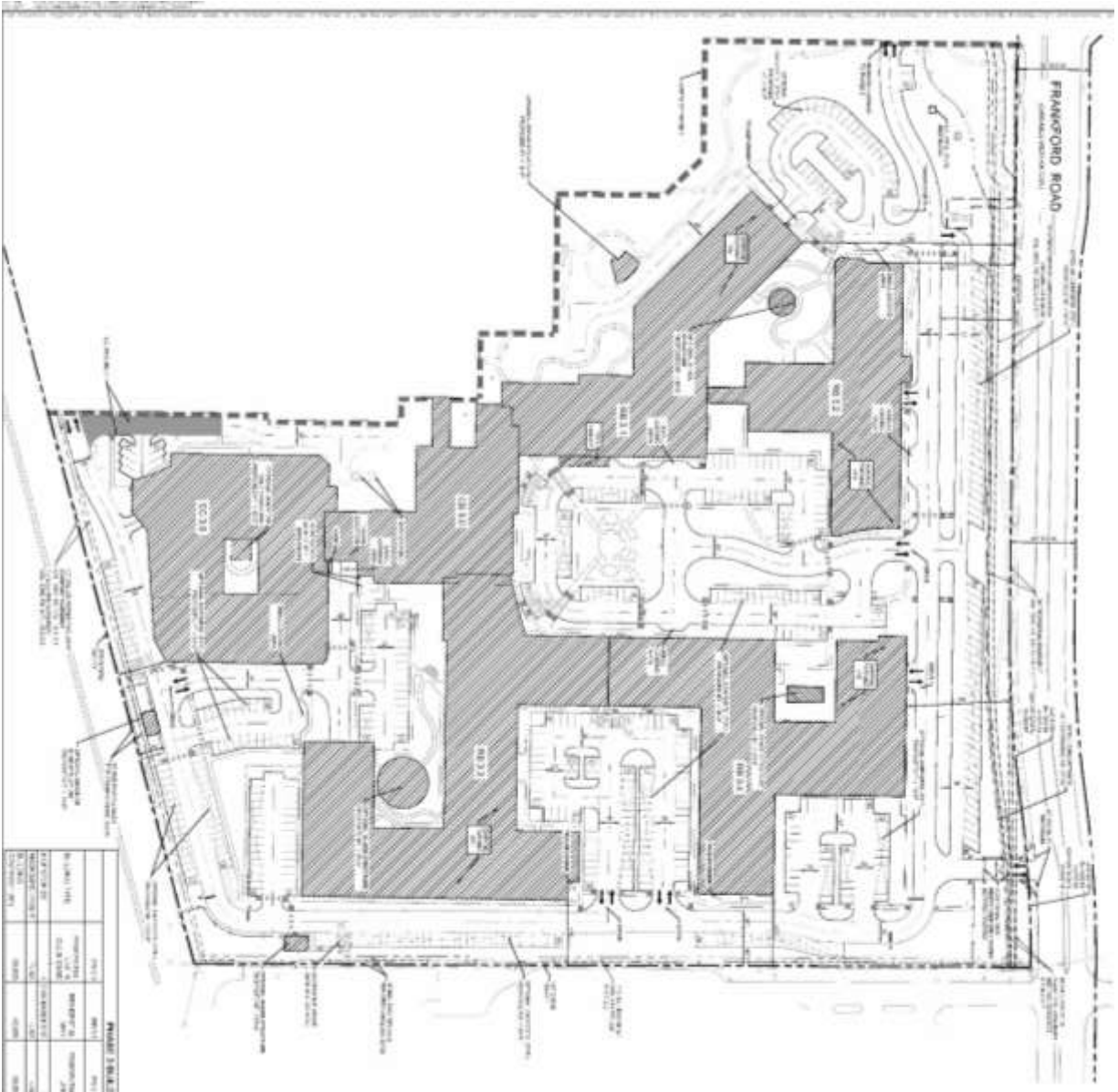
Nicole Walker – Senior Vice President, Human Resources and Chief Diversity Officer

Chirs Emmett – Senior Vice President, Community Operations

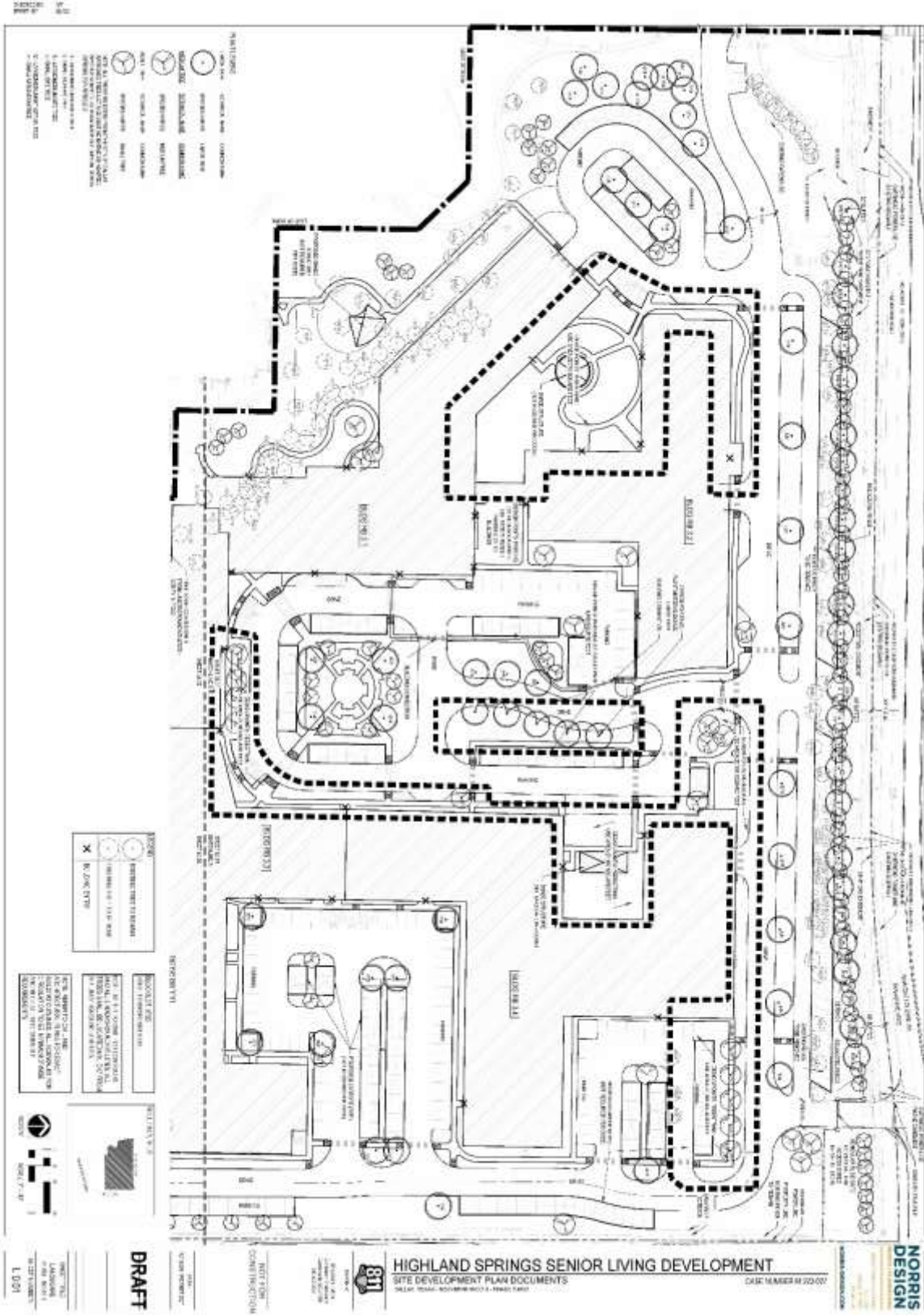
PROPOSED PHASE 3 DEVELOPMENT PLAN



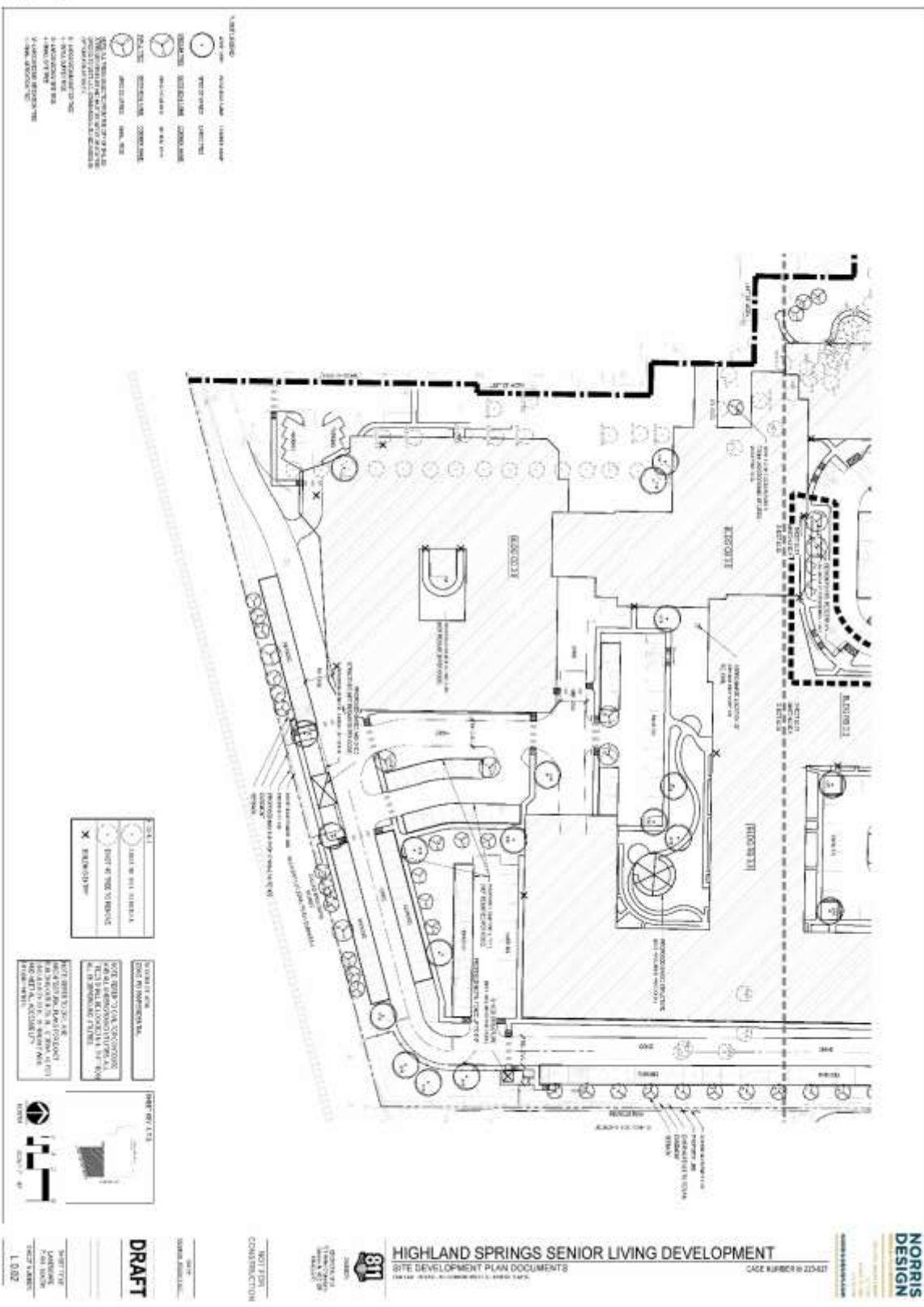
PROPOSED PHASE 3 DEVELOPMENT [ENLARGED]



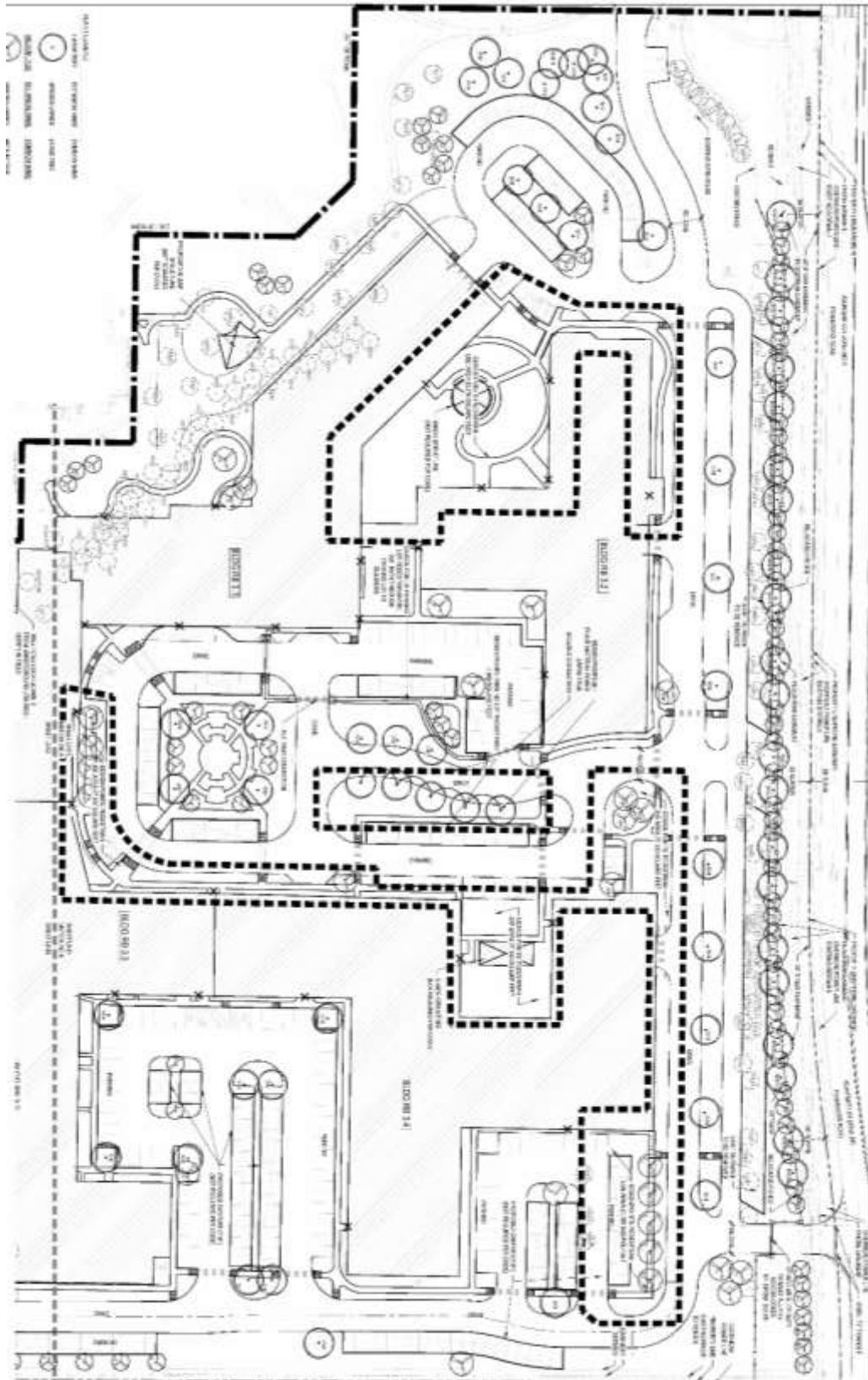
PROPOSED PHASE 3 LANDSCAPE PLAN NORTH



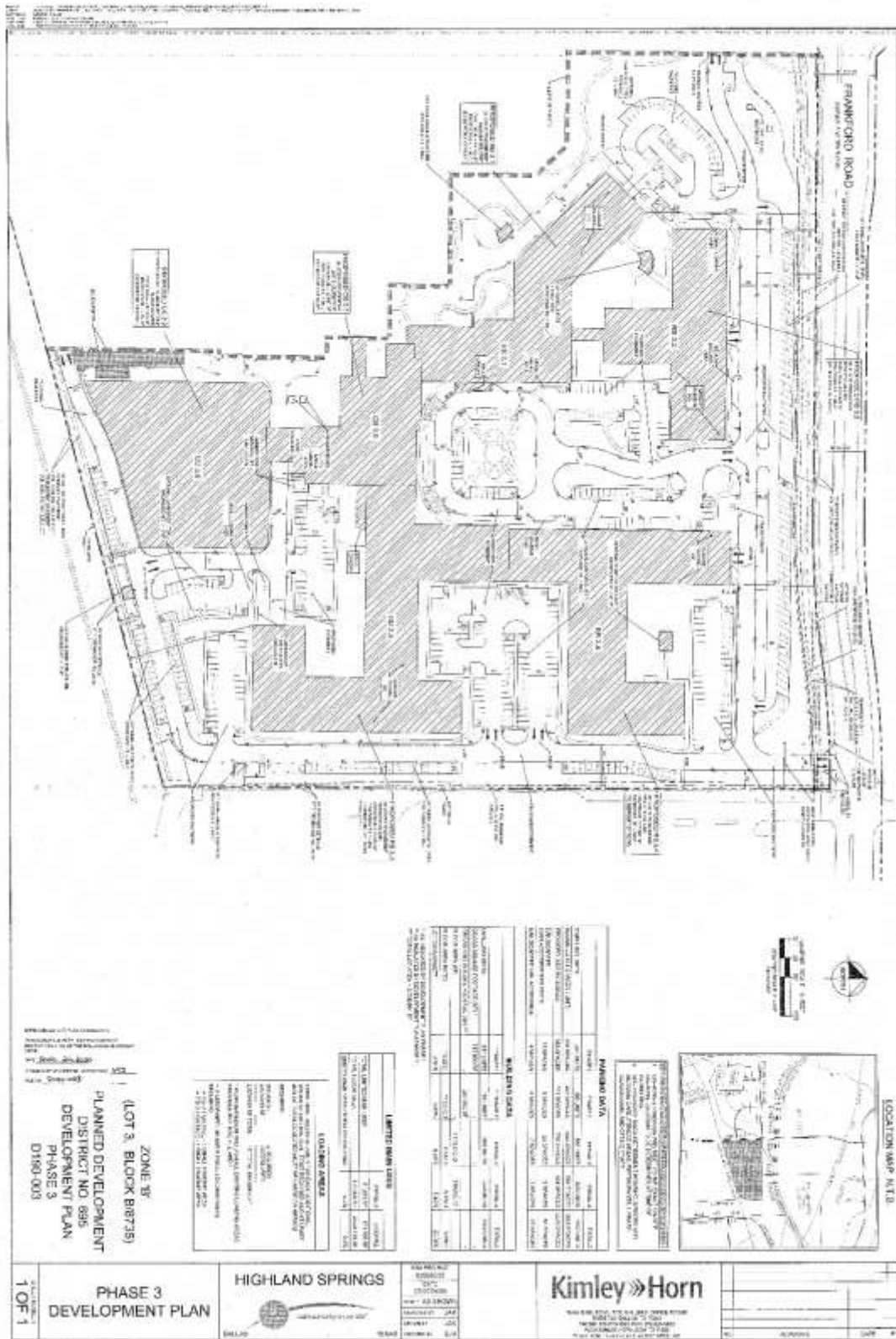
PROPOSED PHASE 3 LANDSCAPE PLAN SOUTH



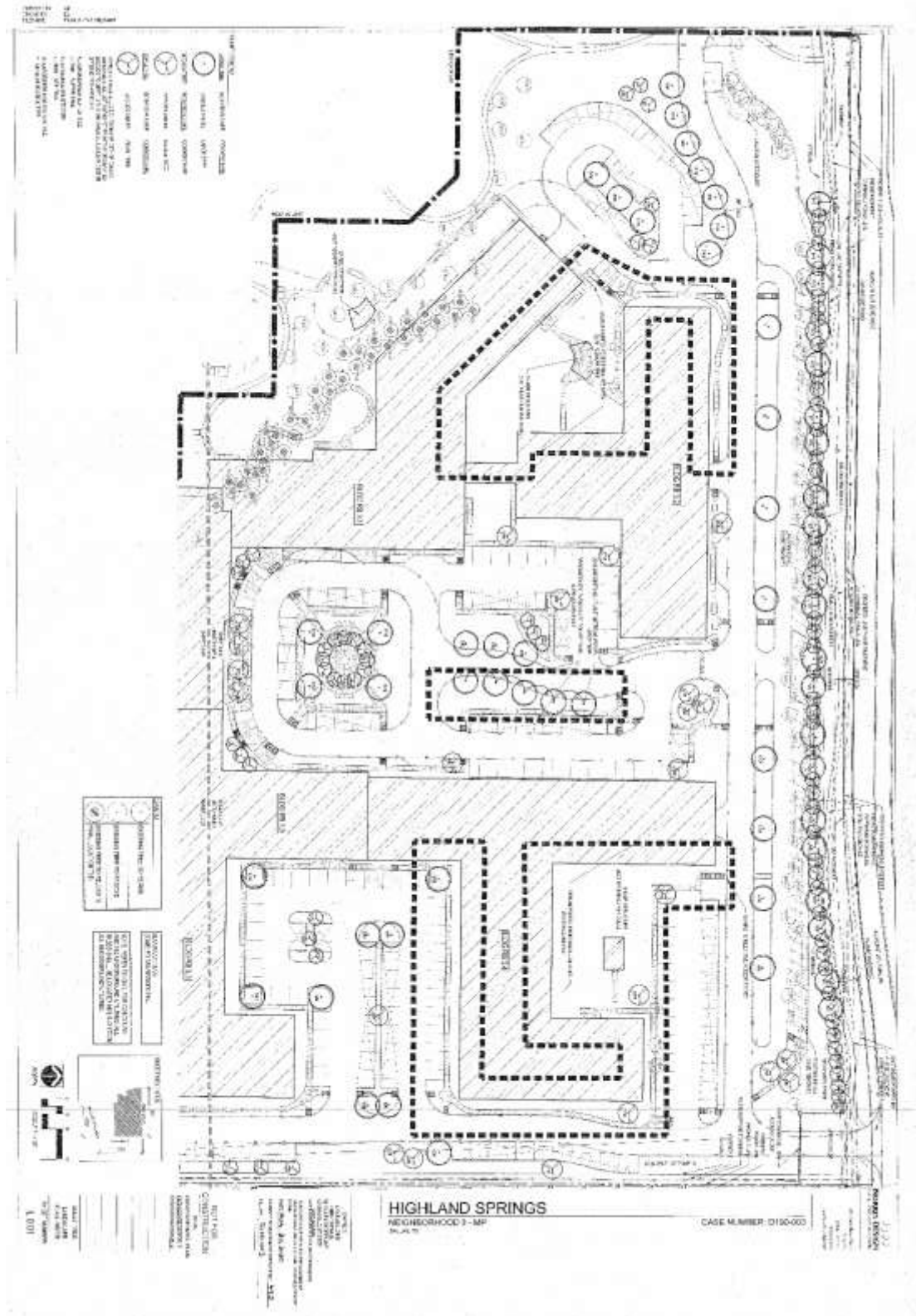
PROPOSED PHASE 3 LANDSCAPE PLAN NORTH [ENLARGED]

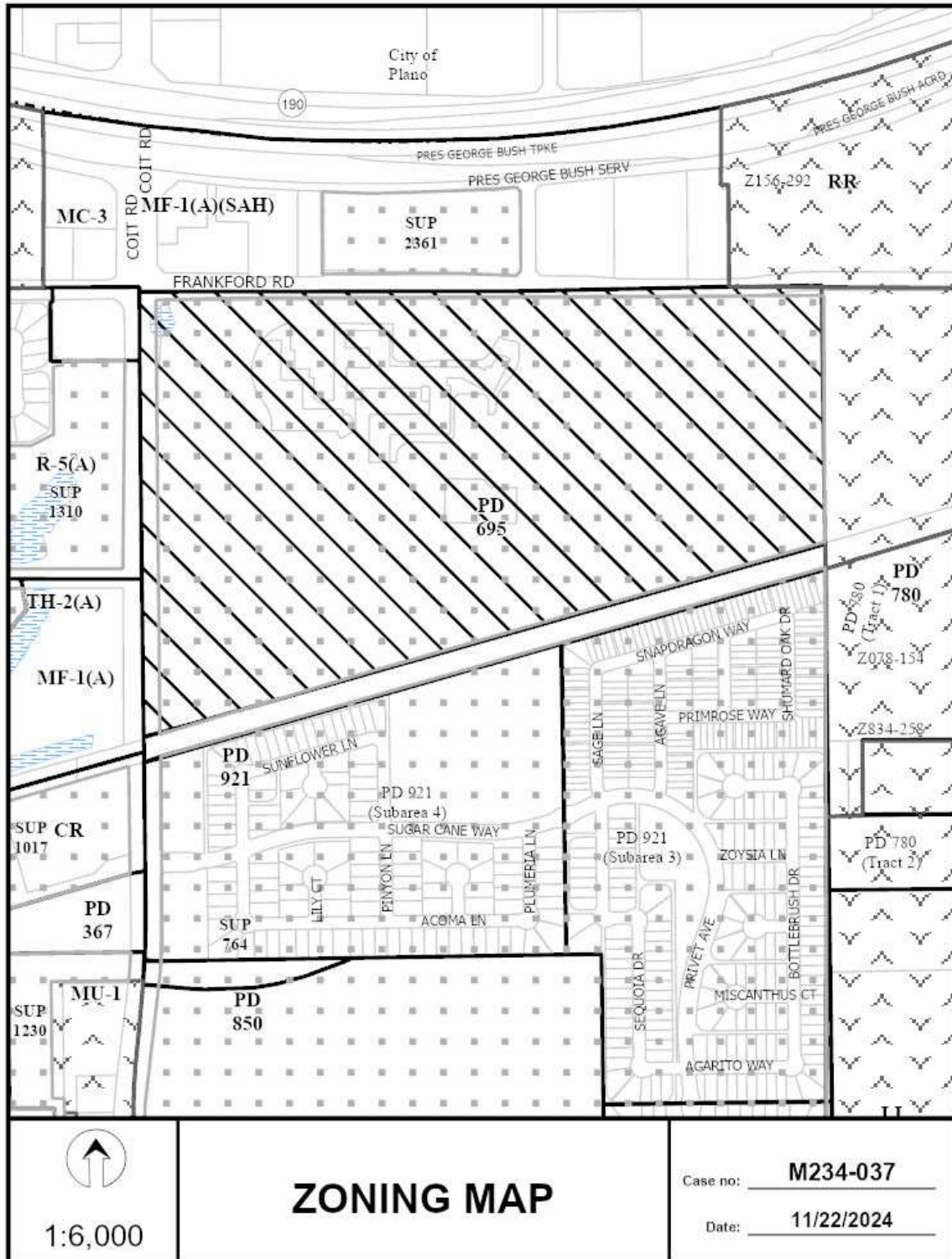


“ORIGINAL” PHASE 3 DEVELOPMENT PLAN



“ORIGINAL” PHASE 3 LANDSCAPE PLAN NORTH

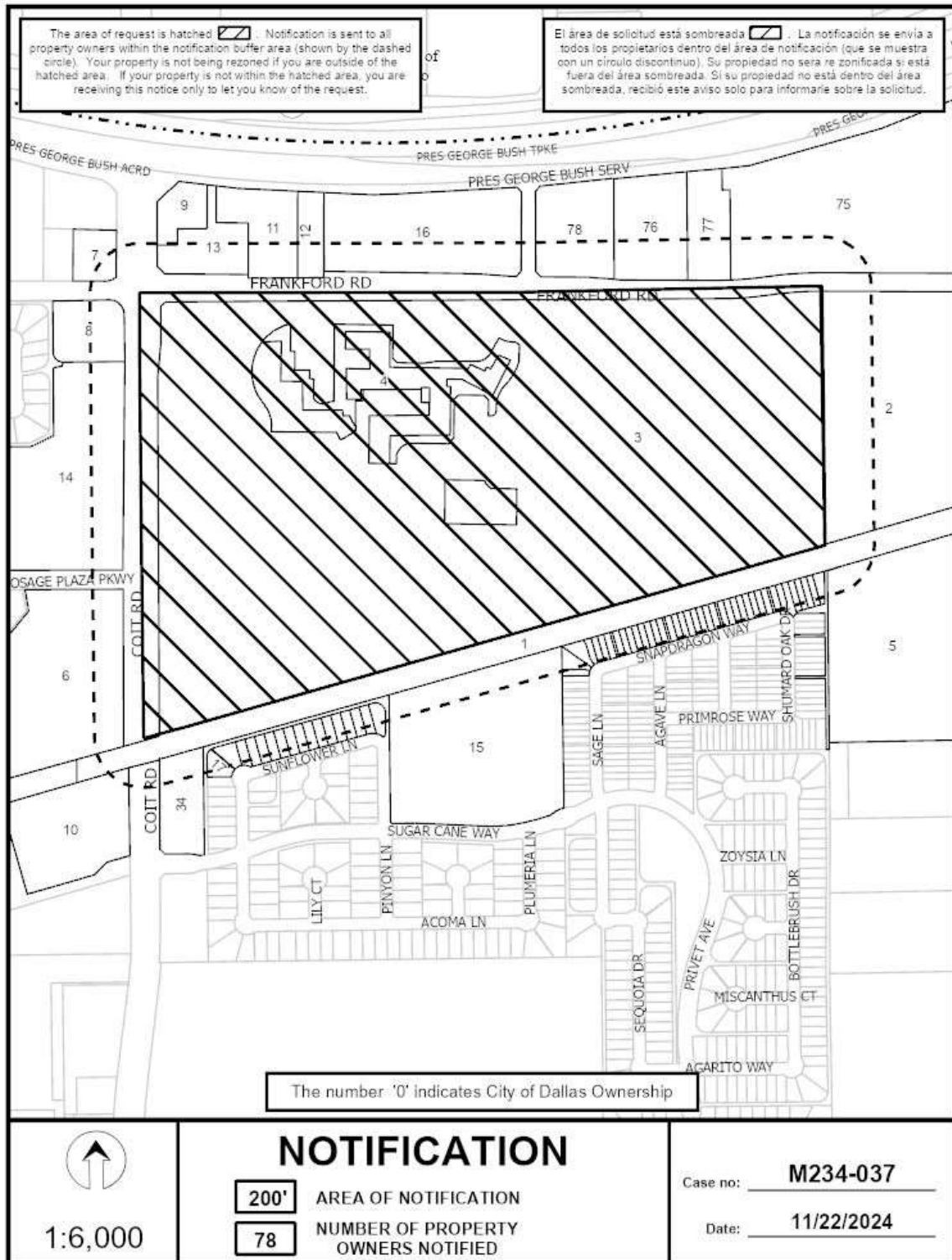






Aerial View





11/22/2024

Notification List of Property Owners***M234-037******78 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1		*DALLAS AREA RAPID TRANSIT
2	18325 WATERVIEW PKWY	PRIME DIAMOND INVESTMENT LTD
3	8000 FRANKFORD RD	REDWOOD-ERC DALLAS LLC
4	FRANKFORD RD	*2019 HIGHLAND SPRINGS TRUST
5	WATERVIEW PKWY	*DALLAS INTERNATIONAL SCHOOL
6	17817 COIT RD	PALENCIA OWNER LLC
7	18101 COIT RD	SOUTHLAND CORP-27529
8	18093 COIT RD	CAR SPA COIT ROAD LP
9	18120 COIT RD	COIT ROAD PROPERTY LLC
10	17717 COIT RD	HILDERBRAND PARTNERSHIP THE
11	7990 PRESIDENT GEORGE BUSH HWY	SCI TEXAS FUNERAL SERVICES INC
12	8030 PRESIDENT GEORGE BUSH HWY	YEE FAMILY TRUST
13	18120 COIT RD	CK NORTH TEXAS D LLC
14	7777 OSAGE PLAZA PKWY	ASCP-RC
15		*PLANO ISD
16	8080 PRESIDENT GEORGE BUSH HWY	HARMONY PUBLIC SCHOOLS
17	8031 SUNFLOWER LN	WU PERRY
18	8035 SUNFLOWER LN	GIBSON RONALD ALAN & RITA HOFFMAN
19	8039 SUNFLOWER LN	GUERRERO VERA JESUS ALEJANDRO & MARIA CRISTINA AYALA SANTOS
20	8043 SUNFLOWER LN	XU LILI
21	8047 SUNFLOWER LN	KHODAVERDI MARYAM
22	8051 SUNFLOWER LN	PHEN CLAUDIA & TAN NGUYEN
23	8055 SUNFLOWER LN	KURTZ BRAD & PAULA
24	8059 SUNFLOWER LN	FECKE JUSTIN M & KAYLA
25	8063 SUNFLOWER LN	MILLER DANIEL MADSEN
26	8067 SUNFLOWER LN	WEI ANGTAO & DI CHEN

11/22/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8071 SUNFLOWER LN	PALO CARMEN ROSE & MICHAEL JOHN
28	8075 SUNFLOWER LN	ZRASH MARK
29	8079 SUNFLOWER LN	KHANANE HAMZA & MISBAH ASHRAF
30	8083 SUNFLOWER LN	SUNDARARAM VISHALINI KADIRKAMA &
31	8087 SUNFLOWER LN	CURRIER PRESTON L & DOUACHEE KUE
32	8091 SUNFLOWER LN	VICHAYANONDA ANJIE
33	8095 SUNFLOWER LN	KRISHNAMOORTHY GANESH
34	7925 SUGAR CANE WAY	UPD HOMEOWNERS ASSOCIATION INC
35	17777 SAGE LN	KAZA VIJAYAKIRAN
36	17781 SAGE LN	ORENSTEN JOSHUA JOSEPH
37	8105 SNAPDRAGON WAY	MURILLO CARLOS E ALBA &
38	8113 SNAPDRAGON WAY	MANLEY STEVEN
39	8121 SNAPDRAGON WAY	WILSON JEFFREY
40	8129 SNAPDRAGON WAY	MANIPRAKASAM RUBESHKUMAR & SASIREKHA MOHAN
41	8137 SNAPDRAGON WAY	SOHAL NAVDEEP S
42	8145 SNAPDRAGON WAY	JOO GOW HO & YOUNG NAM KIM &
43	8153 SNAPDRAGON WAY	FINE TEXAS PROPERTIES LLC
44	8161 SNAPDRAGON WAY	ALLEN-ADAMS STEPHANIE D
45	8169 SNAPDRAGON WAY	BROOKS MICHAEL CHASE
46	8177 SNAPDRAGON WAY	LEWIS MAIYA
47	8185 SNAPDRAGON WAY	GOMEZ JHON ALEX RIVERO
48	8203 SNAPDRAGON WAY	GELLERA MATTIA &
49	8207 SNAPDRAGON WAY	KINOSIAN ELAINA A
50	8211 SNAPDRAGON WAY	CRITTENDEN MICHEAL A
51	8215 SNAPDRAGON WAY	WORTHAN DEAN
52	8219 SNAPDRAGON WAY	MCCLEES JASON & MEGAN K
53	8223 SNAPDRAGON WAY	KELLY MELANIE ANNE

11/22/2024

Label #	Address	Owner
54	8227 SNAPDRAGON WAY	AKINJAYEJU TOLULOPE
55	8231 SNAPDRAGON WAY	ZHOU XUE
56	8235 SNAPDRAGON WAY	NIKTABE NIMA & ANAHITA GHASSEM MAKUIE
57	8239 SNAPDRAGON WAY	STANOJEVIC DUSAN &
58	8243 SNAPDRAGON WAY	MAZE NICHOLAS STEVEN &
59	8247 SNAPDRAGON WAY	TEMPLE JAMIE JO & SEAN ERIC
60	8251 SNAPDRAGON WAY	GARRITY FAMILY TRUST
61	8255 SNAPDRAGON WAY	DHINAKARAN VINOTH &
62	8259 SNAPDRAGON WAY	FANG DAVID YENYIN & LICHUN KATRINA LIAO
63	8263 SNAPDRAGON WAY	BAO JIAYUE &
64	8267 SNAPDRAGON WAY	KONRAD KATHRYN
65	8271 SNAPDRAGON WAY	CORCRAN EMANI M &
66	8275 SNAPDRAGON WAY	BHARDWAJ NITIN
67	8279 SNAPDRAGON WAY	BHARDWAJ NITIN & SAMANTHA
68	8305 OXALIS LN	LEVERINGTON ALEXANDER
69	8313 OXALIS LN	LIN JANET
70	8321 OXALIS LN	LAHR SHARON LUNSFORD LIVING TRUST THE
71	8329 OXALIS LN	TSOI KA CHUN KENNETH
72	8337 OXALIS LN	PATEL MEETA & SRIVASTAV RAJ
73	8345 OXALIS LN	KUNWAR ASMITA & MAHENDRA BAHADUR
74	8141 SNAPDRAGON WAY	UP RESIDENTIAL COMMUNITY ASSOCIATION INC
75	8900 PRESIDENT GEORGE BUSH HWY	PACK PROPERTIES XII LLC
76		*8460 GEORGE BUSH TURNPIKE LTD
77		*HARE KRISHNA KRUPA LLC
78	18180 HIGHLAND SPRINGS	SHINN N DALLAS HOSPITALITY LTD

**Records without a site address listed indicate locations where DCAD does not recognize an address for the parcel. Owners of these parcels received a notice of hearing at the mailing address listed in DCAD.*