

**CITY PLAN COMMISSION**

**THURSDAY, JANUARY 15, 2026**

**Planner: Tasfia Zahin, M. Arch**

**FILE NUMBER:** MZ-25-000036

**DATE FILED:** October 21, 2025

**LOCATION:** Southeast corner of Coit Road and Frankford Road.

**COUNCIL DISTRICT:** 12

**SIZE OF REQUEST:** Approx. 85.78 acres

**CENSUS TRACT:** 48085031812

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**REPRESENTATIVE:** Andrew Ruegg, Masterplan Consultants

**APPLICANT/OWNER:** Sean Sands, Redwood-ERC Dallas, LLC

**REQUEST:** An application for a minor amendment to the development plan on property zoned Planned Development District 695.

**STAFF RECOMMENDATION:** Approval.

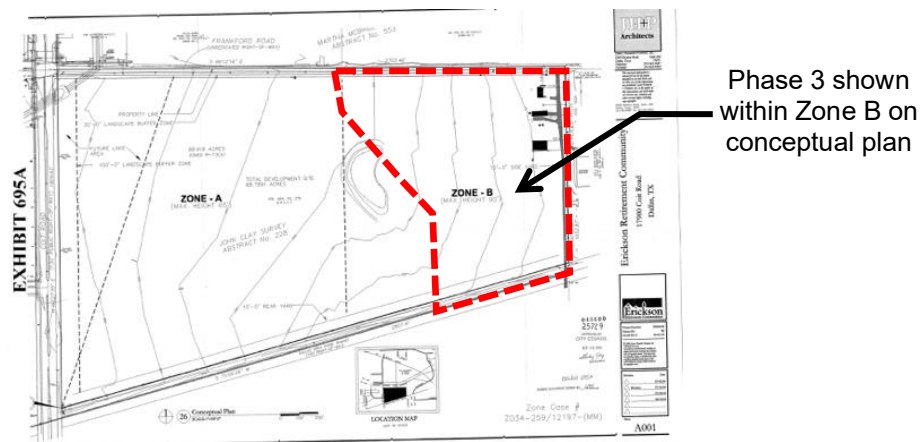
**Planned Development District No. 695:**

<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 on property previously zoned 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 City Plan Commission for each phase of new construction must be provided prior to the issuance of any building permit for that.
- 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 three subsequent minor amendments to the Phase 3 development and landscape plans (March 2023, February 2024, and December 2024).
- The current request is for a minor amendment to the development plan for Phase 3, which is in Zone B of the conceptual plan (see exhibit below). No changes are proposed to the existing landscape plan approved in 2024.





## **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.

## **REQUEST DETAILS:**

The following table shows development standards applicable for the proposed retirement housing community (combination of 62+ retirement housing and/or 62+ convalescent and nursing homes, hospice care, and related institutions along with any limited and accessory uses) at the request site. The yard, lot, and space regulations outlined in PD 695 must be read together with the yard, lot, and space regulations in Sec. 51A-4.400 of the Dallas Development Code, as amended. If there is a conflict between the PD and Sec. 51A-4.400, the PD regulations control.



	Setbacks		Height	Lot Coverage <sup>1</sup> , Density, FAR	Off-street Parking	Special Standards
	Front	Side/Rear				
<b>PD 695 Zone B</b>	30' min front yard for retirement housing community	10' min side and rear yards for retirement housing community	Max height is 90' for retirement housing in Zone B	60% max lot coverage for retirement housing  Max combined dwelling units for retirement housing community is 2,400  2.0 max FAR for retirement housing community	For a retirement housing community, the minimum required parking is 1.1 spaces per 62+ housing unit	specified limited uses allowed in conjunction with retirement housing community use up to 13.6 percent of floor area for each phase of development

<sup>1</sup>Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

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 plan 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 number of dwelling units in Phase 3 (decrease compared to “original plan” but increase compared to existing development plan approved in 2024).
2. Increase the overall lot coverage from 23% to 24.91%;
3. Decrease the number of Phase 3 parking spaces required and provided, from 625 to 612 spaces required and from 796 to 773 spaces provided.
4. No changes are proposed to the previously amended 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.

Staff recommends approval of the proposed amendment to the development plan, having determined that it meets the minor amendment criteria and complies with the requirements set forth by Planned Development District 695. The landscape plan approved via the minor amendment process in 2024 remains in effect.



## 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

**Sean M. Sands** – Chief Development Officer

**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

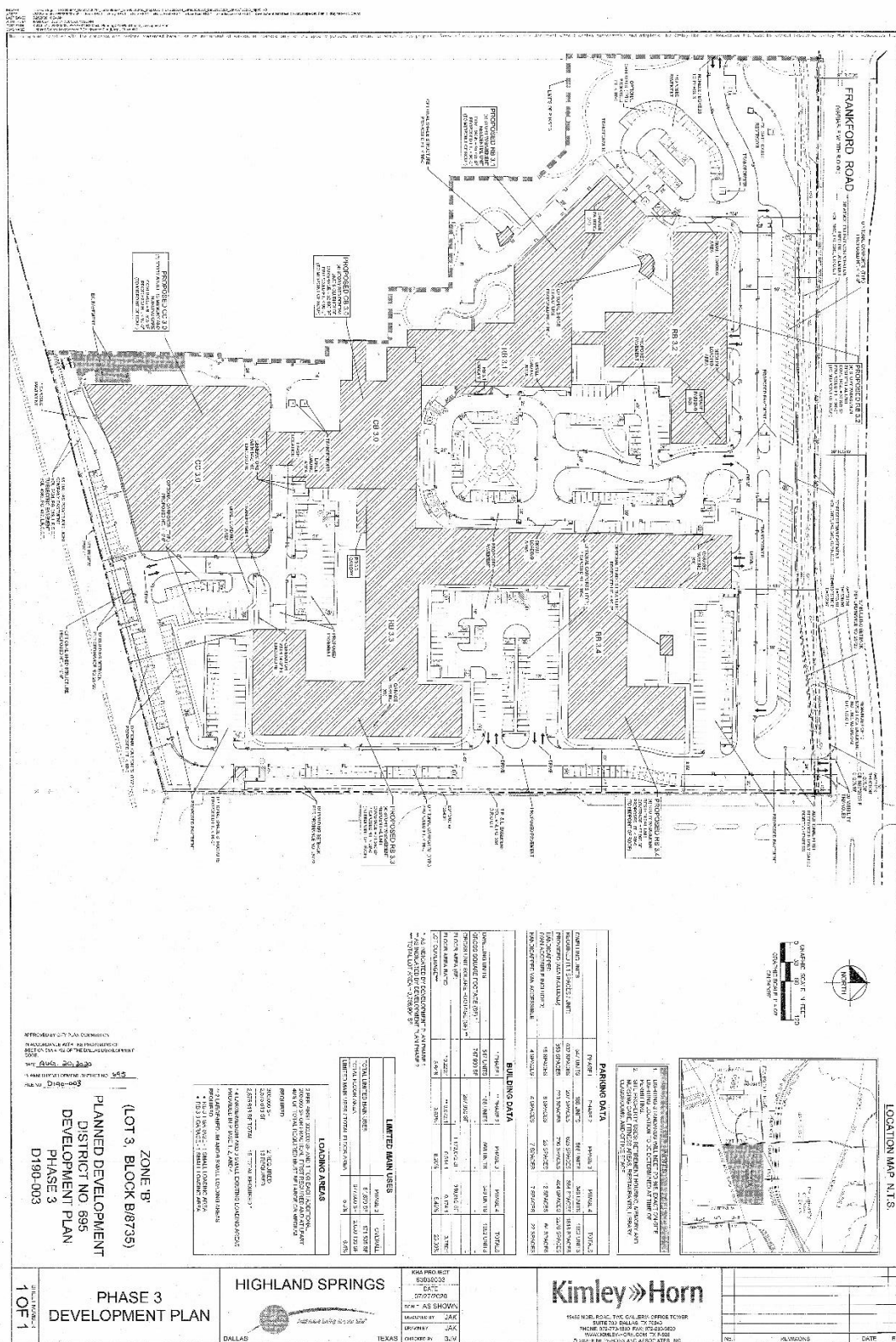
**Chirs Emmett** – Senior Vice President, Community Operations



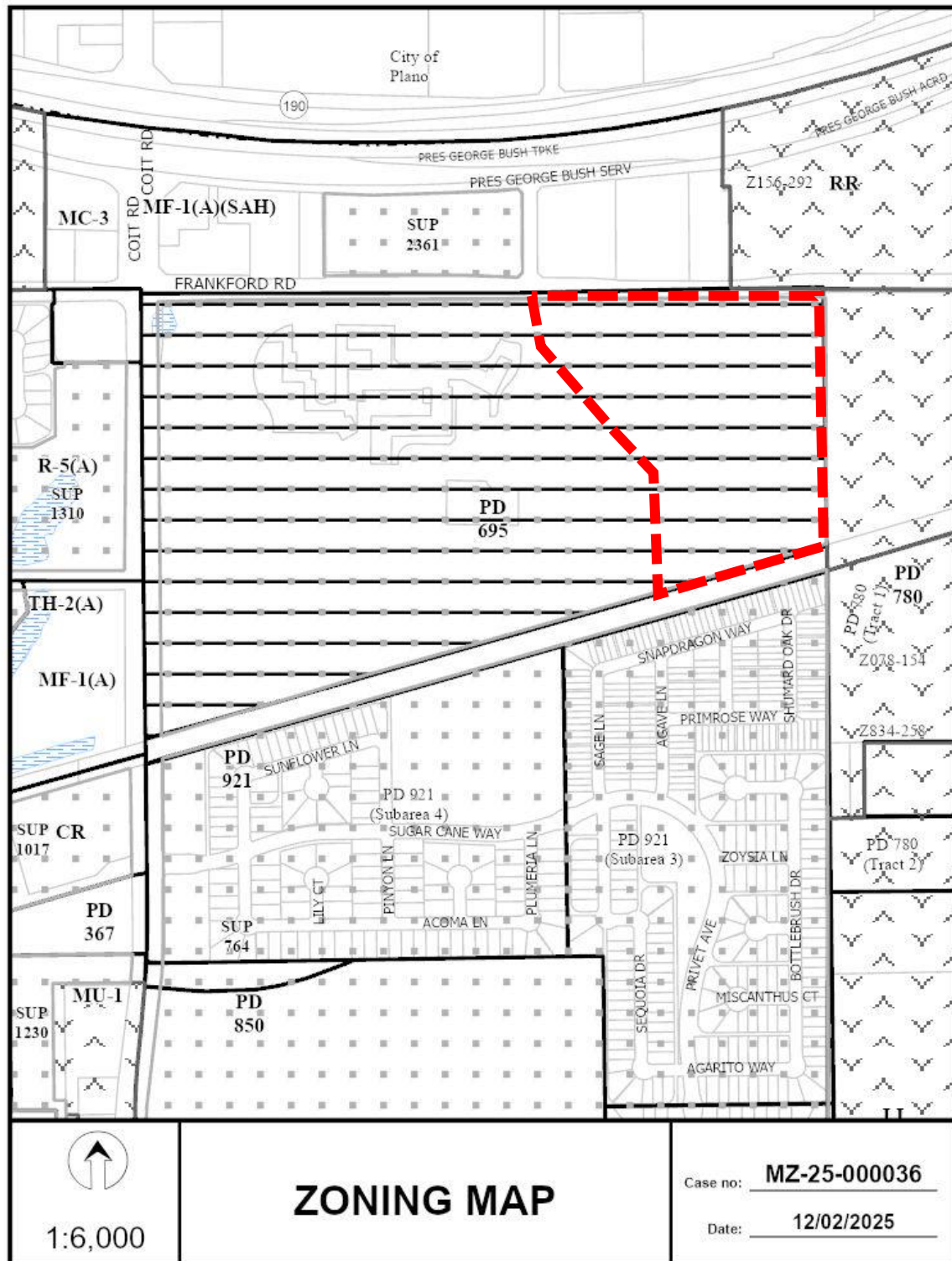




## “ORIGINAL” PHASE 3 DEVELOPMENT PLAN



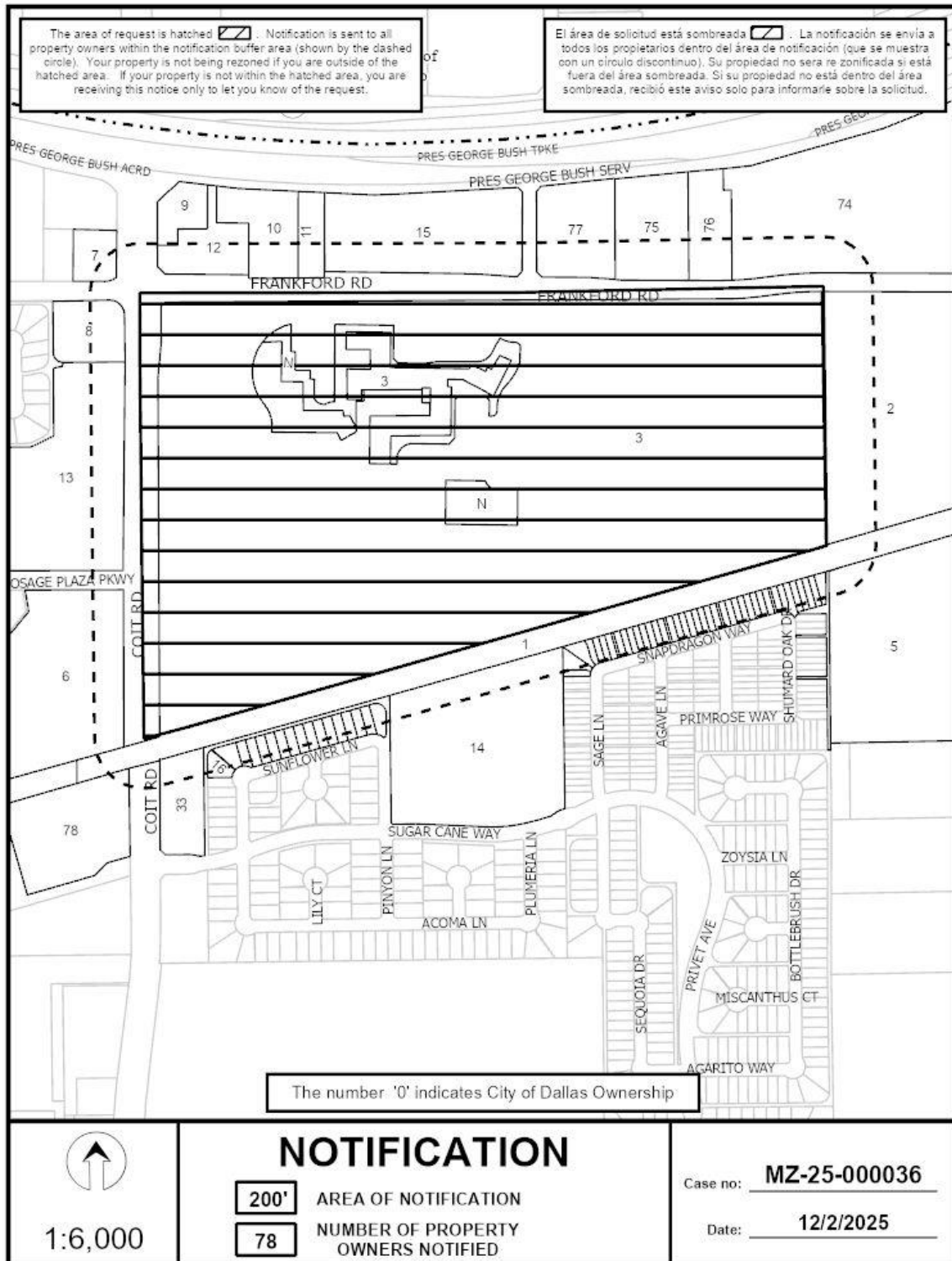














12/02/2025

***Notification List of Property Owners******MZ-25-000036******78 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
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	MAVERICK COUNTY HOUSING FINANCE CORPORATION
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	7990 PRESIDENT GEORGE BUSH HWY	SCI TEXAS FUNERAL SERVICES INC
11	8030 PRESIDENT GEORGE BUSH HWY	YEE FAMILY TRUST
12	18120 COIT RD	CK NORTH TEXAS D LLC
13	7777 OSAGE PLAZA PKWY	ASCP-RC
14		PLANO ISD
15	8080 PRESIDENT GEORGE BUSH HWY	HARMONY PUBLIC SCHOOLS
16	8031 SUNFLOWER LN	WU PERRY
17	8035 SUNFLOWER LN	GIBSON RONALD ALAN & RITA HOFFMAN
18	8039 SUNFLOWER LN	GUERRERO VERA JESUS ALEJANDRO & MARIA CRISTINA AYALA SANTOS
19	8043 SUNFLOWER LN	XU LILI
20	8047 SUNFLOWER LN	KHODAVERDI MARYAM
21	8051 SUNFLOWER LN	PHEN CLAUDIA & TAN NGUYEN
22	8055 SUNFLOWER LN	KURTZ BRAD & PAULA
23	8059 SUNFLOWER LN	Taxpayer at
24	8063 SUNFLOWER LN	MILLER DANIEL MADSEN



25	8067	SUNFLOWER LN	Taxpayer at
26	8071	SUNFLOWER LN	RAZAVI ROJEEN
27	8075	SUNFLOWER LN	ZRASH MARK
28	8079	SUNFLOWER LN	Taxpayer at
29	8083	SUNFLOWER LN	LOKANATHAN FAMILY TRUST
30	8087	SUNFLOWER LN	CURRIER PRESTON L & DOUACHEE KUE
31	8091	SUNFLOWER LN	VICHAYANONDA ANJIE
32	8095	SUNFLOWER LN	Taxpayer at
33	7925	SUGAR CANE WAY	UPD HOMEOWNERS ASSOCIATION INC
34	17777	SAGE LN	KAZA VIJAYAKIRAN
35	17781	SAGE LN	ORENSTEN JOSHUA JOSEPH
36	8105	SNAPDRAGON WAY	MURILLO CARLOS E ALBA &
37	8113	SNAPDRAGON WAY	MANLEY STEVEN
38	8121	SNAPDRAGON WAY	WILSON JEFFREY
39	8129	SNAPDRAGON WAY	MANIPRAKASAM RUBESHKUMAR & SASIREKHA MOHAN
40	8137	SNAPDRAGON WAY	SOHAL FAMILY REVOCABLE TRUST
41	8145	SNAPDRAGON WAY	JOO GOW HO & YOUNG NAM KIM &
42	8153	SNAPDRAGON WAY	FINE TEXAS PROPERTIES LLC
43	8161	SNAPDRAGON WAY	ALLEN-ADAMS STEPHANIE D
44	8169	SNAPDRAGON WAY	BROOKS MICHAEL CHASE
45	8177	SNAPDRAGON WAY	LEWIS MAIYA
46	8185	SNAPDRAGON WAY	GOMEZ JHON ALEX RIVERO
47	8203	SNAPDRAGON WAY	GELLERA MATTIA &
48	8207	SNAPDRAGON WAY	KINOSIAN ELAINA A
49	8211	SNAPDRAGON WAY	CRITTENDEN MICHEAL A
50	8215	SNAPDRAGON WAY	WORTHAN DEAN
51	8219	SNAPDRAGON WAY	MCCLEES JASON & MEGAN K
52	8223	SNAPDRAGON WAY	NAIR ARJUN CHENTHAMARAKSHAN &
53	8227	SNAPDRAGON WAY	AKINJAYEJU TOLULOPE
54	8231	SNAPDRAGON WAY	ZHOU XUE
55	8235	SNAPDRAGON WAY	NIKTABE NIMA & ANAHITA



56	8239	SNAPDRAGON WAY	GHASSEM MAKUIE
57	8243	SNAPDRAGON WAY	STANOJEVIC DUSAN &
58	8247	SNAPDRAGON WAY	Taxpayer at
59	8251	SNAPDRAGON WAY	TEMPLE JAMIE JO & SEAN ERIC
60	8255	SNAPDRAGON WAY	GARRITY FAMILY TRUST
61	8259	SNAPDRAGON WAY	DHINAKARAN VINOTH &
			FANG DAVID YENYIN & LICHUN
			KATRINA LIAO
62	8263	SNAPDRAGON WAY	BAO JIAYUE &
63	8267	SNAPDRAGON WAY	KONRAD KATHRYN
64	8271	SNAPDRAGON WAY	CORCRAN EMANI M &
65	8275	SNAPDRAGON WAY	BHARDWAJ NITIN
66	8279	SNAPDRAGON WAY	BHARDWAJ NITIN & SAMANTHA
67	8305	OXALIS LN	LEE KAILYN
68	8313	OXALIS LN	LIN JANET
69	8321	OXALIS LN	LAHR SHARON LUNSFORD LIVING
			TRUST THE
70	8329	OXALIS LN	TSOI KA CHUN KENNETH
71	8337	OXALIS LN	PATEL MEETA & SRIVASTAV RAJ
72	8345	OXALIS LN	KUNWAR ASMITA & MAHENDRA
			BAHADUR
73	8141	SNAPDRAGON WAY	UP RESIDENTIAL COMMUNITY
			ASSOCIATION INC
74	8900	PRESIDENT GEORGE BUSH HWY	PACK PROPERTIES XII LLC
75	8460	PRESIDENT GEORGE BUSH HWY	8460 GEORGE BUSH TURNPIKE LTD
76		PRESIDENT GEORGE BUSH HWY	HARE KRISHNA KRUPA LLC
77	18180	HIGHLAND SPRINGS	SHINN N DALLAS HOSPITALITY LTD
78	17717	COIT RD	17717 COIT RD, LLC