

FILE NUMBER: MZ-26-000015

DATE FILED: April 21, 2026

LOCATION: East line of S. Westmoreland Road, south of Watership Lane.

COUNCIL DISTRICT: 3

SIZE OF REQUEST: ±26.95 acres

CENSUS TRACT: 48113010904

REPRESENTATIVE: Robert Baldwin

APPLICANT/OWNER: Aron Eaquinto

REQUEST: An application for an amendment for Specific Use Permit No. 2602 for retirement housing on property zoned TH-2(A) Townhouse District 2.

SUMMARY: The purpose of the request is to reconfigure the amenity space, add a dog park to the northeast of the property and a maintenance shed to the northwest.

STAFF RECOMMENDATION: Approval.

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-76073

BACKGROUND INFORMATION:

- On August 27, 2025, Specific Use Permit No. 2602 was established by Ordinance 251389, on property zoned TH-2(A) Townhouse District 2 for Retirement Housing.
- The purpose of the request is to reconfigure the amenity space, add a dog park to the northeast of the property and a maintenance shed to the northwest

MINOR AMENDMENT CRITERIA:

SEC. 51A-4.219. SPECIFIC USE PERMIT (SUP)

(4) 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. The city plan commission shall, after a public hearing, authorize minor changes in the site plan that otherwise comply with the SUP ordinance and the underlying zoning and do not:

- (A) alter the basic relationship of the proposed development to adjacent property;
- (B) increase the number of dwelling units shown on the original site plan by more than 10 percent;
- (C) increase the floor area shown on the original site plan by more than five percent or 1,000 square feet, whichever is less;
- (D) increase the height shown on the original site plan;
- (E) decrease the number of off-street parking spaces shown on the original site plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking; or
- (F) reduce setbacks at the boundary of the site as specified by a building or setback line shown on the original site plan.

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

(8) 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. The city plan commission shall, after a public hearing, authorize minor changes in the landscape plan that otherwise comply with the SUP ordinance and the underlying zoning and do not:

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

(B) detrimental effects the original landscape plan's aesthetic function relative to adjacent right-of-way or surrounding property; or

(C) detrimental effects the original landscape plan's screening or buffering function.

For purposes of this paragraph, "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 specific use permit and then amended through the minor amendment process, the original landscape plan would be the landscape plan approved with the specific use permit, not the landscape plan as amended through the minor amendment process. If, however, the landscape plan approved with the specific use permit 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:

The following table shows development standards¹ applicable to the current area of request. The site must comply with the yard, lot, and space regulations outlined in TH-2(A) Townhouse District 2 in Sec. 51A-4.400 of the Dallas Development Code. In general, parking for SUP 2602 defaults on the off-street parking and loading requirements in Sec. 51A-4-200 for Retirement Housing.

	Setbacks		Height	Lot Coverage [^] , Density, FAR	Off-street Parking	Special Standards
	Front	Side/Rear				
TH-2(A)	none	side/rear yard for single family=0' side yard for duplex=5' rear yard for duplex=10'	36' max.	60% for residential	one (1) space per dwelling unit	None

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 site 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.

The applicant proposes few modifications to the previously approved site plan. The purpose of this request is to reconfigure the amenity area and to incorporate a dog park and a maintenance shed into the SUP Site Plan. The proposed changes include:

1. The overall floor area is reduced from 196,011 square feet to 183,402 square feet. Despite this reduction, the total number of dwelling units remains unchanged at 216, suggesting minor adjustments to individual unit sizes within the revised layout.
2. Total lot coverage is reduced from 203,187 square feet in the original SUP site plan to 189,201 square feet in the proposed plan, resulting in a net decrease in overall lot coverage.
3. Addition of a dog park located in the northwest corner of the site.
4. Construction of a 466-square-foot maintenance shed along South Westmoreland Road in the northwest corner of the site.
5. Consolidation of the previously separate amenity buildings (fitness center, clubhouse, and office/mail/laundry) into a single structure. The original combined area was 4,576 square feet; the proposed consolidated building totals 5,333 square feet and remains in the same general location as the previously dispersed structures.
6. Rotation of the pool while maintaining its original location.

There is no objection to the plan amendments. Site must comply with Article X landscaping requirements at permitting.

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.

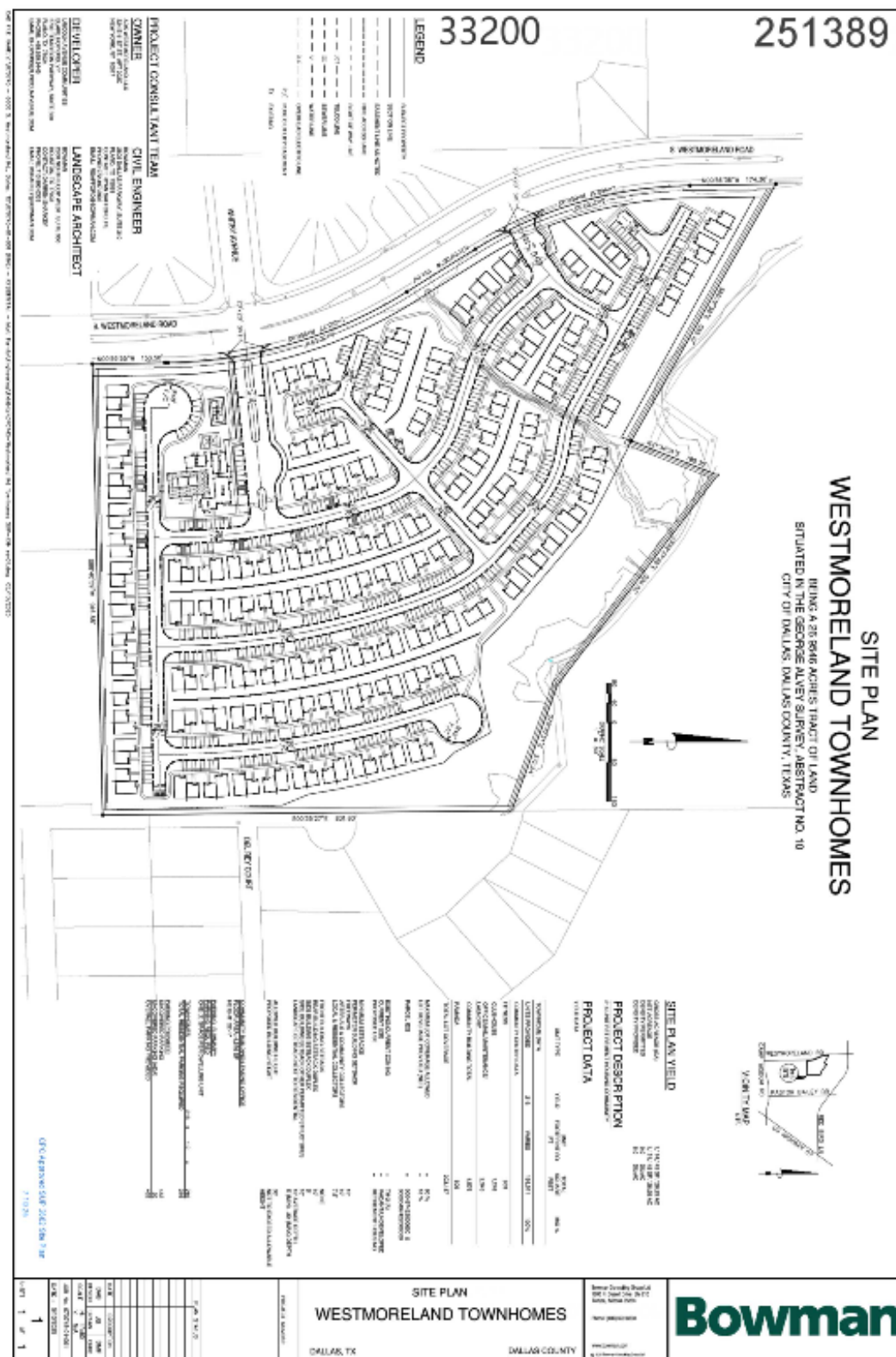
Upon review of the proposed site plan, staff has determined that the request meets the minor amendments criteria for the site plan, comply with the requirements set forth by Specific Use Permit No. 2602, and does not impact on any other provisions of the ordinance.

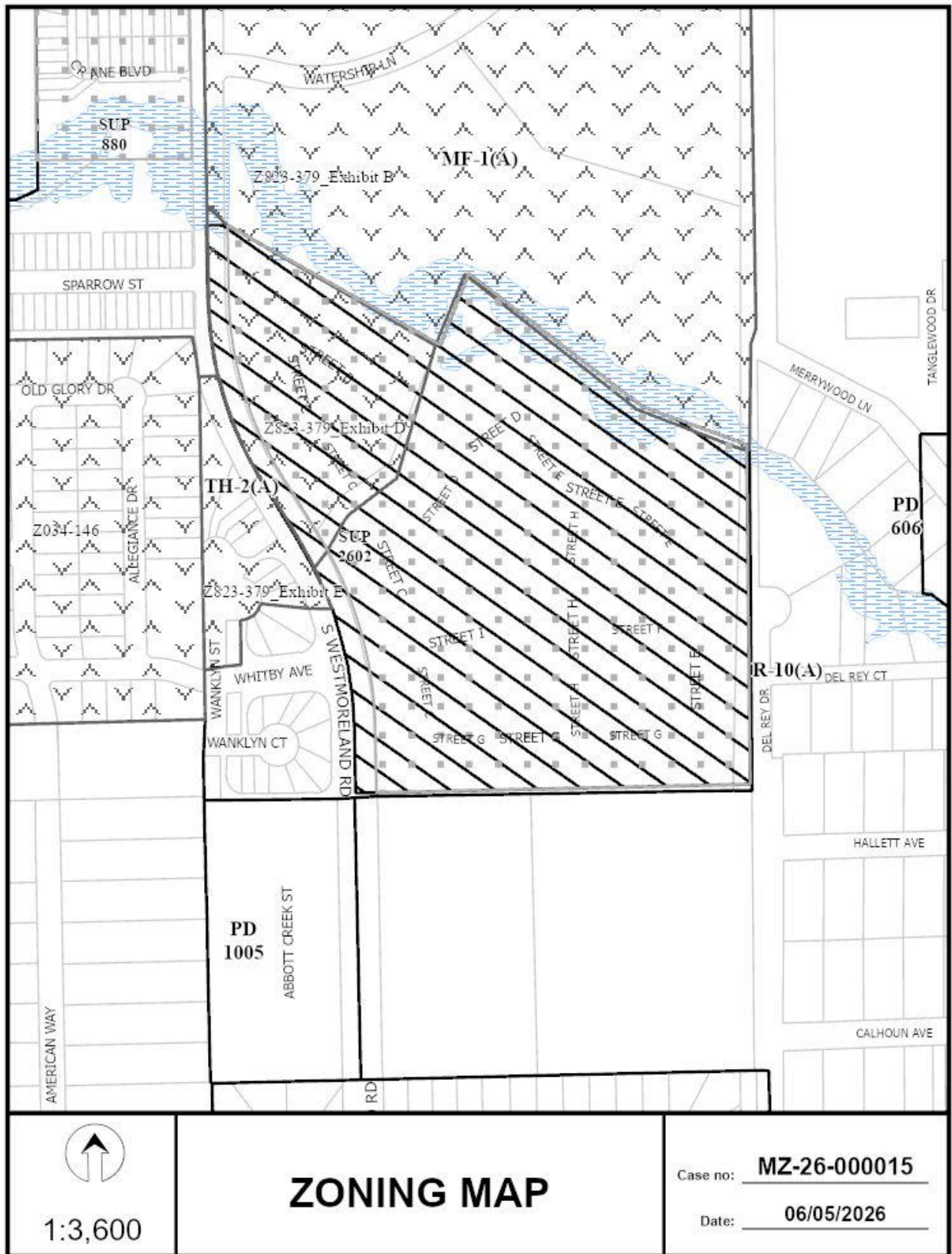
LIST OF OFFICERS

DHFC Westmoreland Townhomes Landowner, LLC
Dallas Housing Finance Corporation
Aaron Eaquinto, General Manager

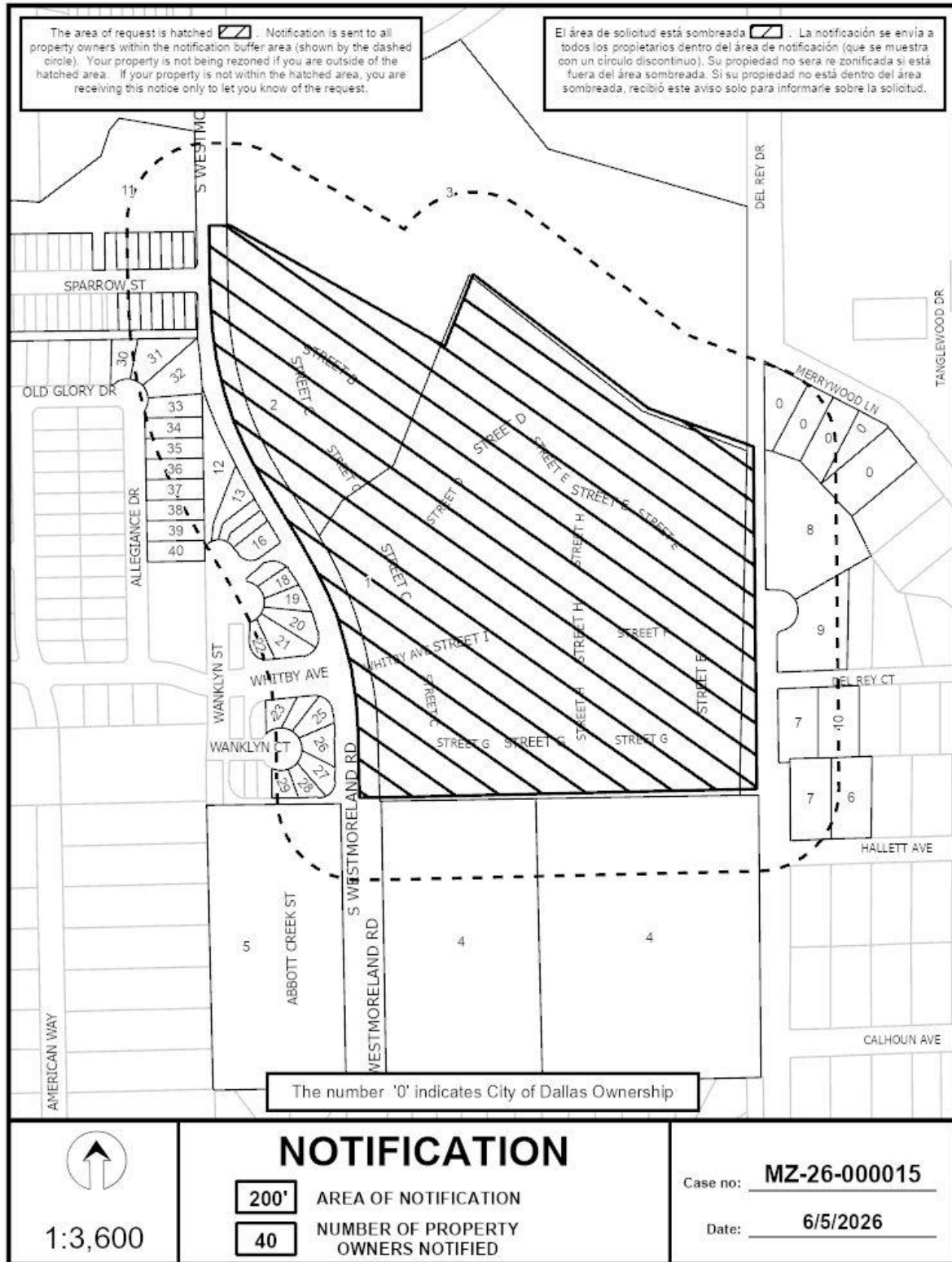


ORIGINAL SITE PLAN









06/05/2026

Notification List of Property Owners***MZ-26-000015******40 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6600 S WESTMORELAND RD	ADK WESTMORELAND LLC
2	6500 S WESTMORELAND RD	ADK WESTMORELAND LLC
3	6010 S WESTMORELAND RD	POST WOODS LLC
4	6731 DEL REY DR	Dallas ISD
5	6701 S WESTMORELAND RD	US SKYLINE DEVELOPMENT LLC
6	3523 HALLETT AVE	RANGEL MANUEL G ORTIZ &
7	11 HALLETT AVE	CONCORD MISSIONARY BAPTIST CHURCH
8	6404 DEL REY DR	ZIPPER PATRICK C
9	3539 DEL REY CT	SMITH CHRISTOPHER W
10	3534 DEL REY CT	ZARAD OSHA
11	4002 SPARROW ST	FOREST USA REAL ESTATE
12	6404 WANKLYN ST	FRANKLIN KENNETH D &
13	6408 WANKLYN ST	SALVADOR SANTOS
14	6412 WANKLYN ST	ARIZMENDI MARTIN &
15	6416 WANKLYN ST	TRUE DFW HOMES-1 LLC
16	6420 WANKLYN ST	HILLERY DIANE
17	6428 WANKLYN ST	FAMBLES EDDIE WEEN TRUST
18	6432 WANKLYN ST	GILBERT BRIDGETTE
19	6436 WANKLYN ST	IVY MICHELLE J EST OF
20	6440 WANKLYN ST	GONZALEZ DAPHNE J
21	6444 WANKLYN ST	CATES YOLANDA
22	6448 WANKLYN ST	WHITE ALICIA
23	3915 WANKLYN CT	VELAZQUEZ MARIA ISABEL
24	3911 WANKLYN CT	ANDERSON WILLIE HAYWOOD EST OF
25	3907 WANKLYN CT	ADKISON JIMMY L
26	3903 WANKLYN CT	COFER BRENDA R

06/05/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3904 WANKLYN CT	WILLBANKS TAMMY
28	3908 WANKLYN CT	BERRY LUTHER W
29	3912 WANKLYN CT	MONTGOMERY STREET HOMES
30	4005 OLD GLORY DR	KONG YANFENG
31	4001 OLD GLORY DR	MANCIA MARIA J SOSA &
32	6402 ALLEGIANCE DR	APMC PROPERTY LLC
33	6406 ALLEGIANCE DR	MENDOZA FAUSTINA JR &
34	6410 ALLEGIANCE DR	REYES FRANCISCO &
35	6414 ALLEGIANCE DR	ALVAREZ ANDREA
36	6418 ALLEGIANCE DR	ABORA TIMOTHY
37	6422 ALLEGIANCE DR	HERNANDEZ SANTOS
38	6426 ALLEGIANCE DR	MONTER SAMUEL MEJORADA
39	6430 ALLEGIANCE DR	GONZALEZ LEONARDO
40	6434 ALLEGIANCE DR	Taxpayer at