

CITY PLAN COMMISSION

THURSDAY, JULY 10, 2025

Planner: Teaseia Blue, B. Arch, MBA

FILE NUMBER: Z245-192(TB)/Z-25-000051 **DATE FILED:** March 25, 2025

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

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 26.95 acres **CENSUS TRACT:** 48113010904

REPRESENTATIVE: Karl Crawley - Masterplan

OWNER: Victor Salerno- ADK Westmoreland, LLC

APPLICANT: Russel Condas - Lincoln Avenue Capital LLC

REQUEST: An application for a new Specific Use Permit for retirement housing on property zoned TH-2(A) Townhouse District with deed restriction Z823-379_Exhibit D on a portion

SUMMARY: The purpose of the request is to allow for a retirement housing development on the property.

STAFF RECOMMENDATION: Approval, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The site is currently undeveloped with deed restrictions Z823-379_Exhibit D on the north portion of the site.
- The purpose of the request is to allow for a retirement housing development on the property.
- The applicant is proposing a retirement housing development with 216 dwelling units.
- The retirement housing development will also include a club house, mail room, laundry room, fitness center pool, and pickleball court as accessory to the main use.
- The area of request is geographically located in the southwest of the downtown, 11.2 miles.
- This lot has frontage along South Westmoreland Road.

Zoning History:

There have not been any zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Westmoreland Road	Principal Arterial	100' ROW Bike Plan

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 following transit services are located within ½ mile of the site:

DART Route 57

STAFF ANALYSIS:

Comprehensive Plan:

The ForwardDallas 2.0 Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our city has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas 2.0 is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

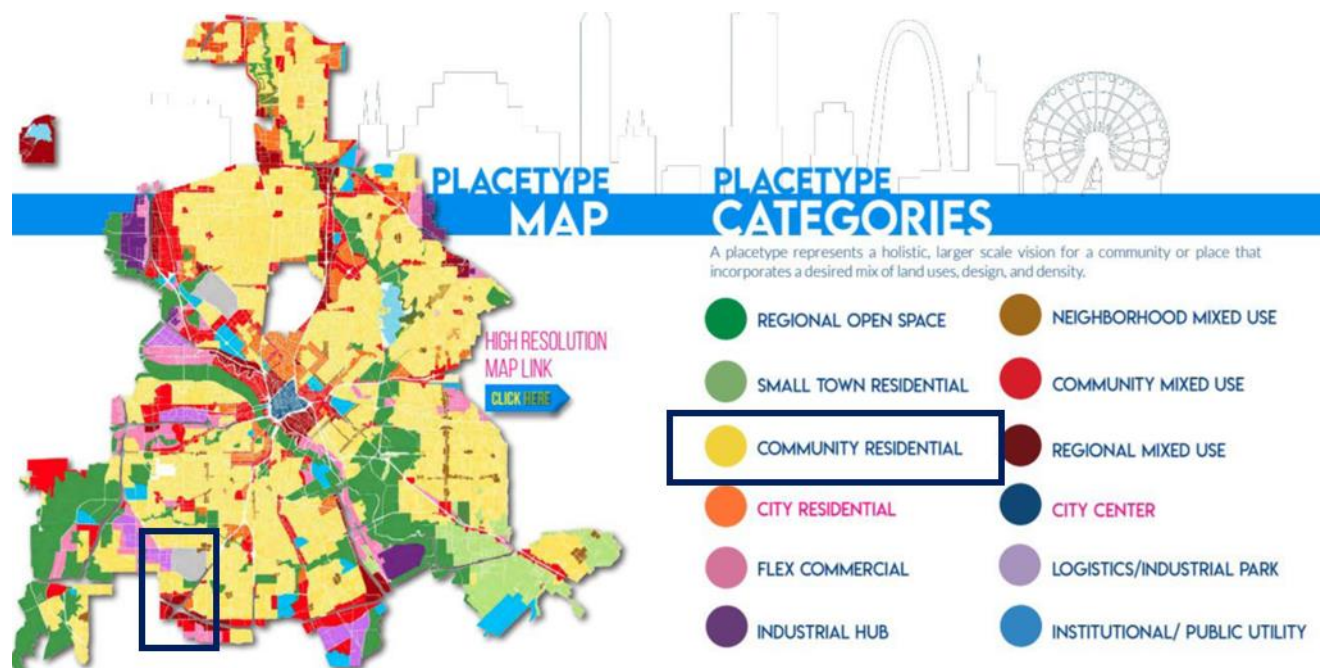
The request would comply with the following placetype and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is located in the Community Residential Placetype. This placetype allows for primary land uses like: Single Family Detached, Single Family Attached in conjunction with supporting land uses that includes Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, Utility.

The Community Residential Placetype neighborhoods are the foundation of Dallas' housing landscape offering predominantly single-family homes with integrated parks, schools, and community services. These areas support a suburban lifestyle while allowing for other residential use in the form of duplexes and smaller multiplexes of creating vibrant, family-friendly environments.

The request for a retirement housing development is in alignment with the purpose of the Community Residential Placetype. The placement of this use within this placetype will continue further the character of the comprehensive plan by welcoming persons 55 years of age or older to enjoy the family-friendly environment of a Community Residential Placetype.

The area highlighted below shows the location of the area of request within the ForwardDallas 2.0 Placetype map.



Land Use:

	Zoning	Land Use
Site	TH-2(A) Townhouse 2 District With DR Z823-379_Exhibit D on a portion	Undeveloped Land
North	MF-1(A) Multifamily District With DR Z823-379_Exhibit B	Multifamily
East	PD 606 R-10(A) Single Family District	Undeveloped Land
South	PD 1005 R-10(A) Single Family District	Undeveloped Land
West	SUP 888 R-7.5(A) Single Family District R-10(A) Single Family District	SUP 888 Private Recreation Club, and Single Family

Land Use Compatibility:

The approximately 26.95 acres area of request is currently located on undeveloped land. The applicant is proposing to develop retirement housing with 216 units and site amenities. The property is located in a TH-2(A) Townhouse 2 District. Surrounding

properties consist of multifamily to the north, undeveloped land to the east, undeveloped land to south, and SUP 888 Private Recreation Club, and single family to the west.

The Dallas Development Code, as amended, defines retirement housing as a facility principally designed for persons 55 years of age or older. This use does not include a “convalescent and nursing homes, hospice care, and related institutions” use, which is defined as a separate main use in Section 51A-4.204(8).

Furthermore, in a TH-2(A) Townhouse 2 District, a retirement housing use requires an SUP.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city. Staff finds that each of these criteria are met by the proposed SUP.

The applicant’s request complies with the general provisions for consideration of a specific use permit. Staff recommends approval of this request with no expiration date to the time limit, subject to a site plan and conditions.

The applicant intends to comply with the existing deed restrictions on the north part of the property, and as such does not propose to amend that instrument.

Landscaping:

Landscaping and tree preservation must be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Parking must be provided in accordance with the Dallas Development Code, as amended. Per section 51A-4.200. No parking is required for a retirement housing use. The site plan includes 461 parking spaces.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 target intervention strategies more precisely 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 in an “F” MVA area. The site is surrounded by the “F” MVA area in all directions immediately adjacent to the site.

List of Principal/Partners/Officers

ADK Westmoreland LLC Principal Partners:

Owner Victor Salerno: Manager

Lincoln Avenue Capital LLC Principal Partners:

Applicant Andrew Jones:

Senior Vice President Russell Condas:

Vice President Banks Newton:

Senior Vice President Blake Hopkins:

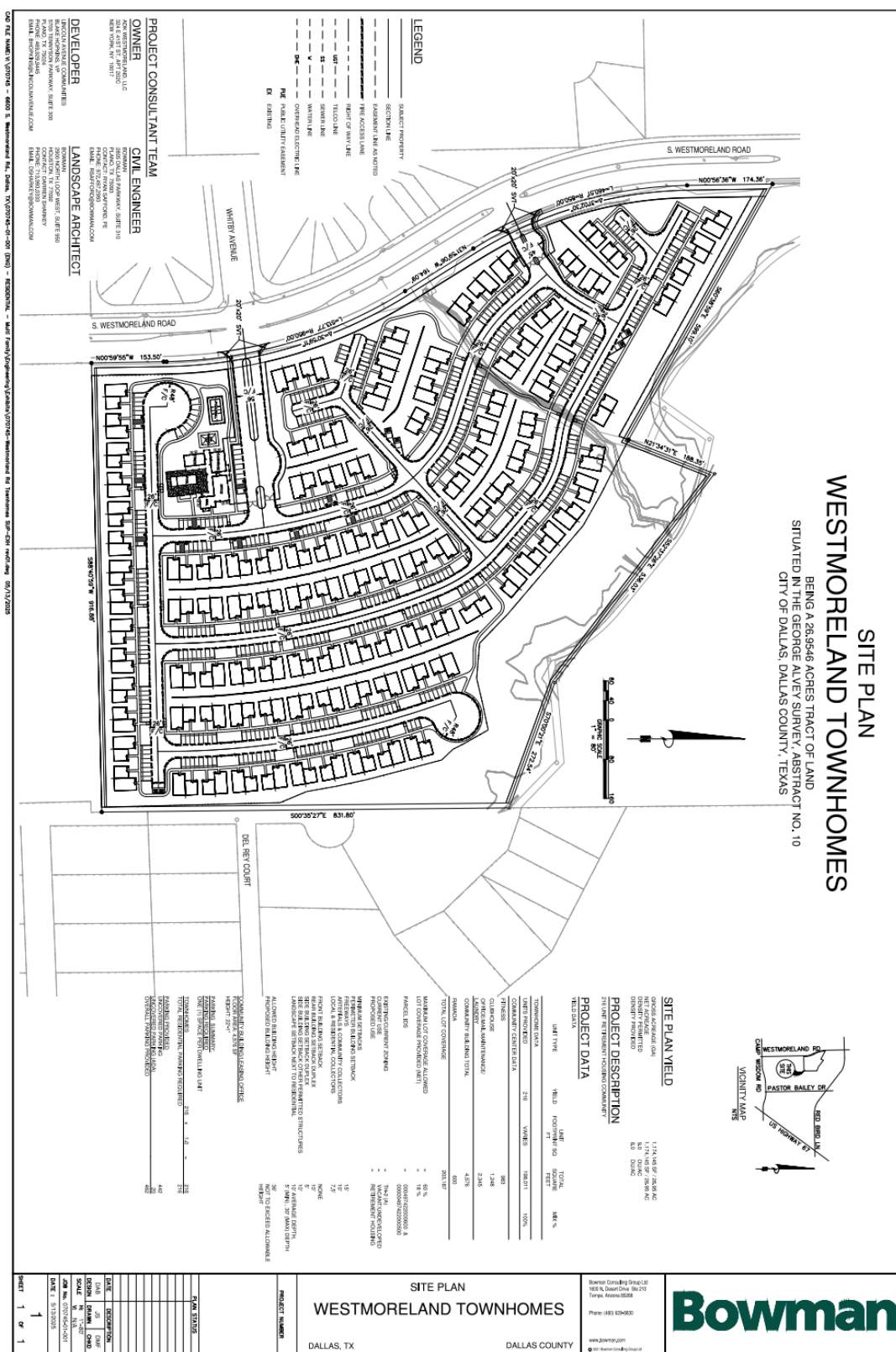
Vice President Brian Bacharach:

Executive Vice President Tom Kuhlmann:

Executive Vice President Matt Craft:

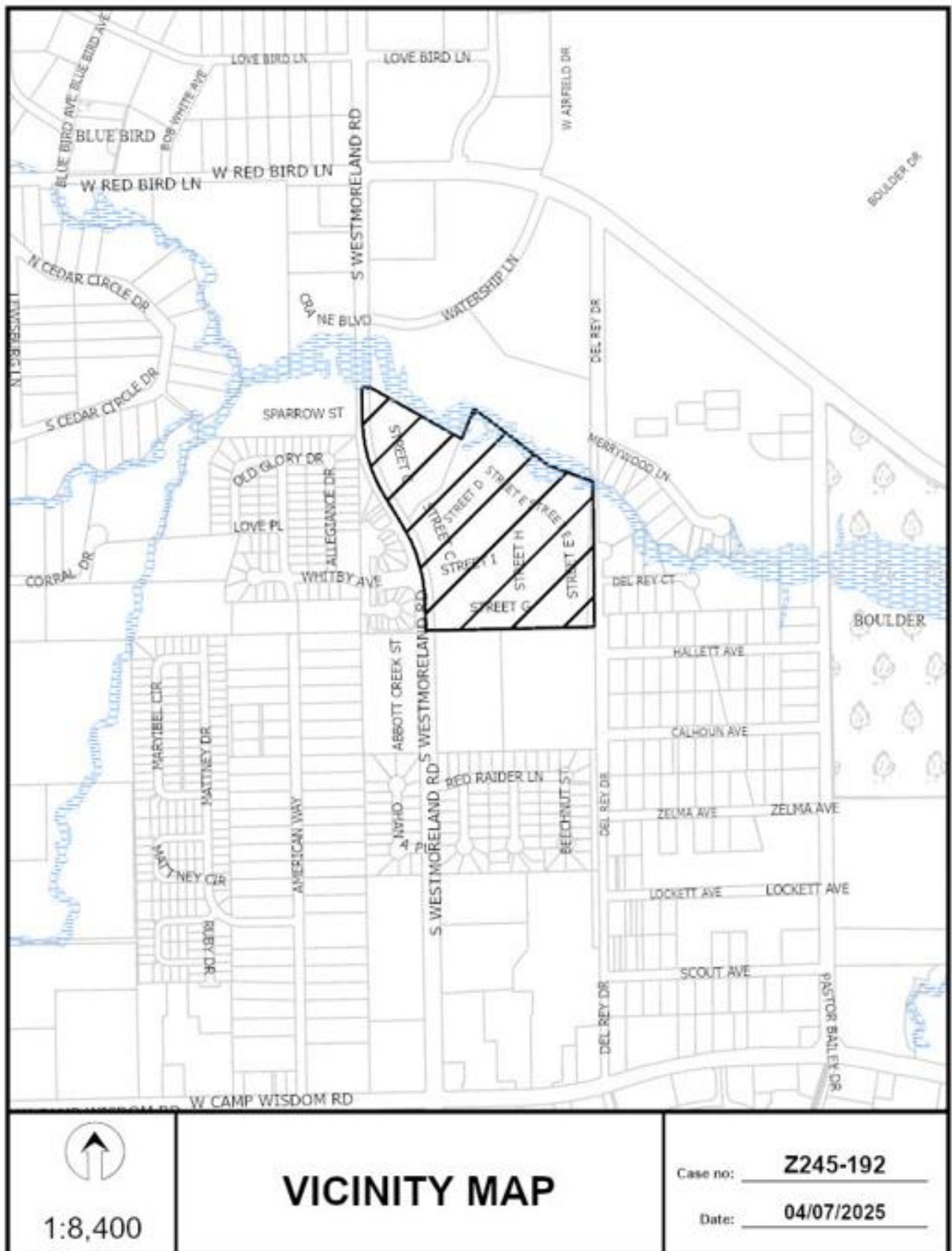
Executive Vice President

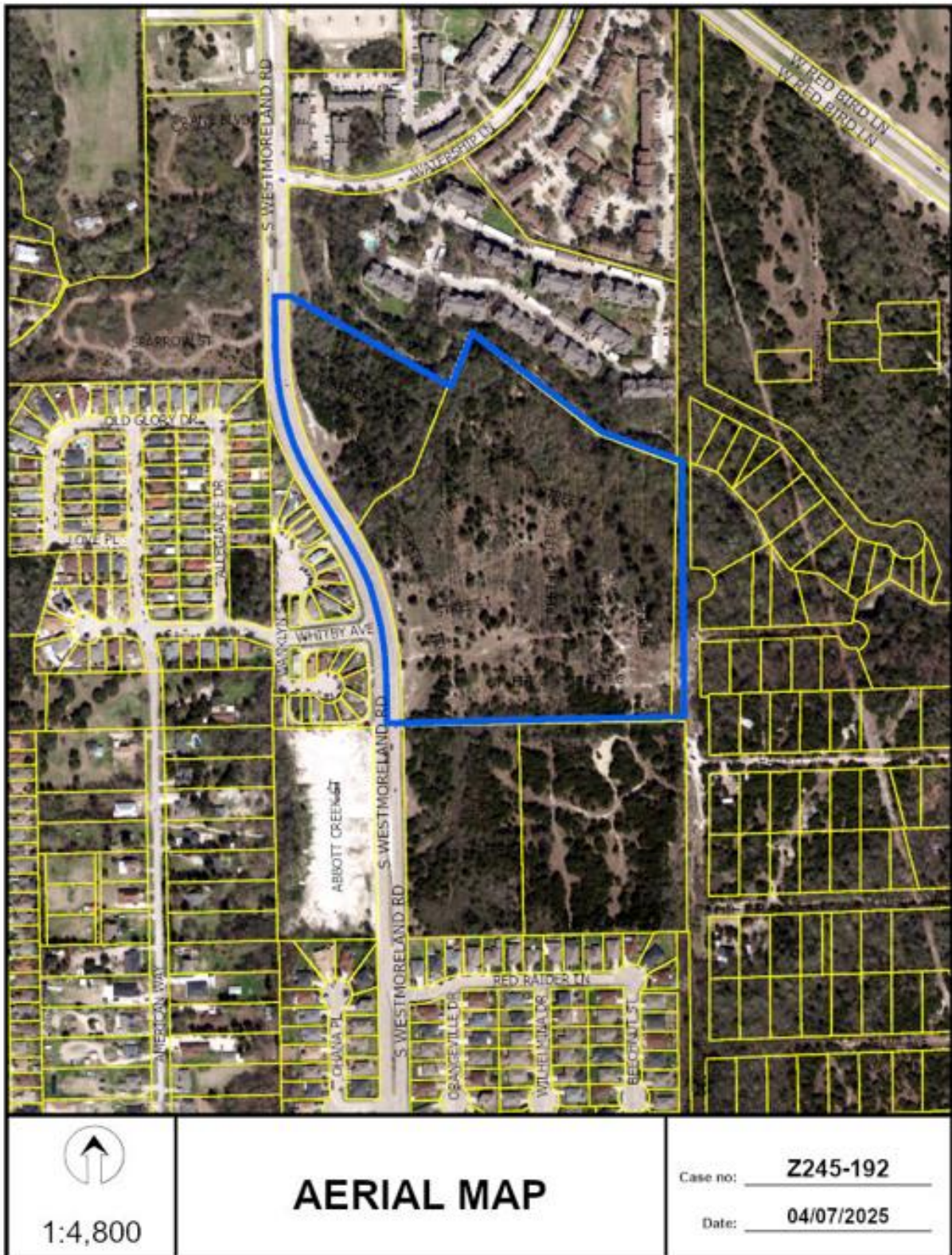
Proposed SUP Site Plan

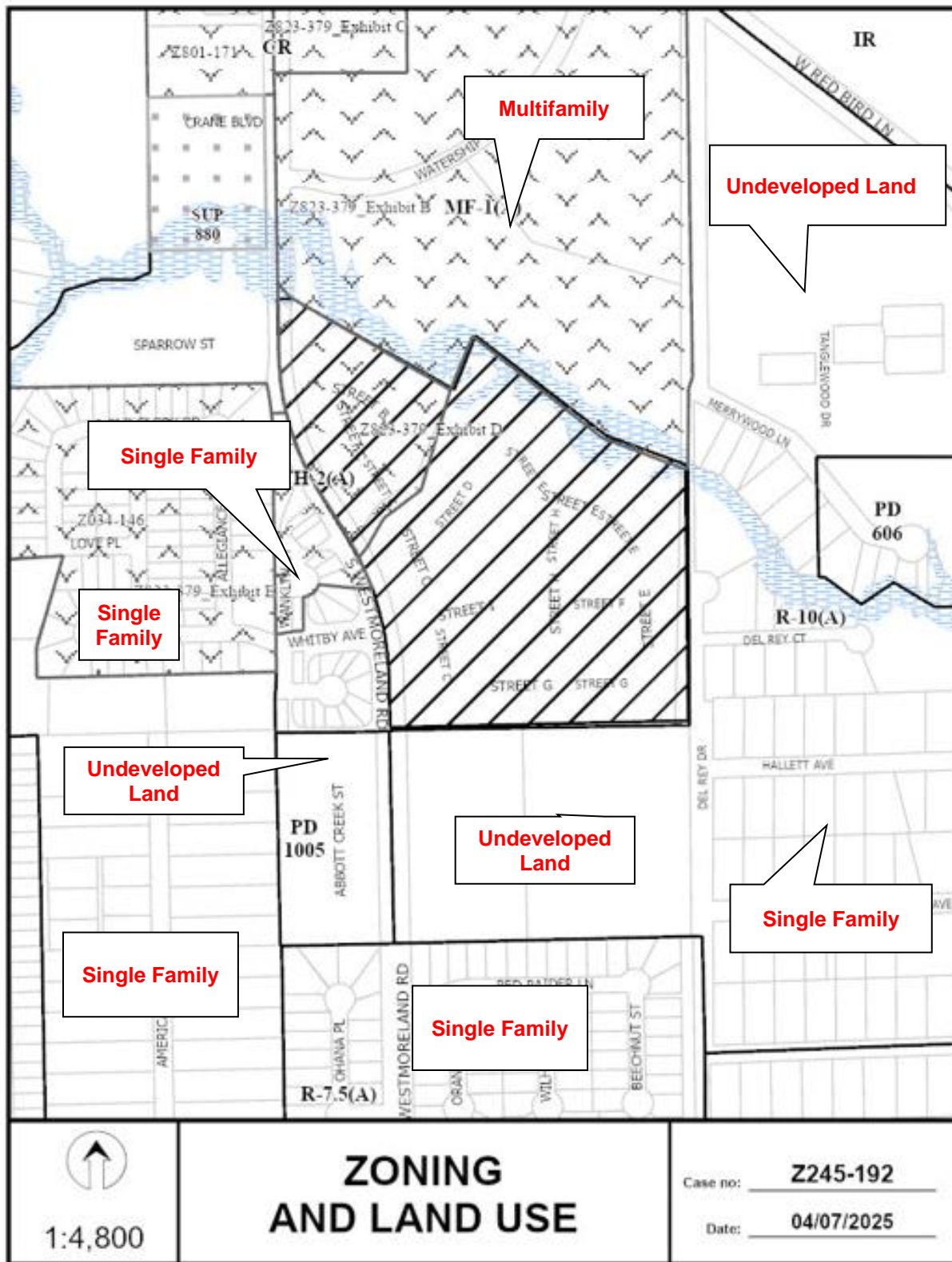


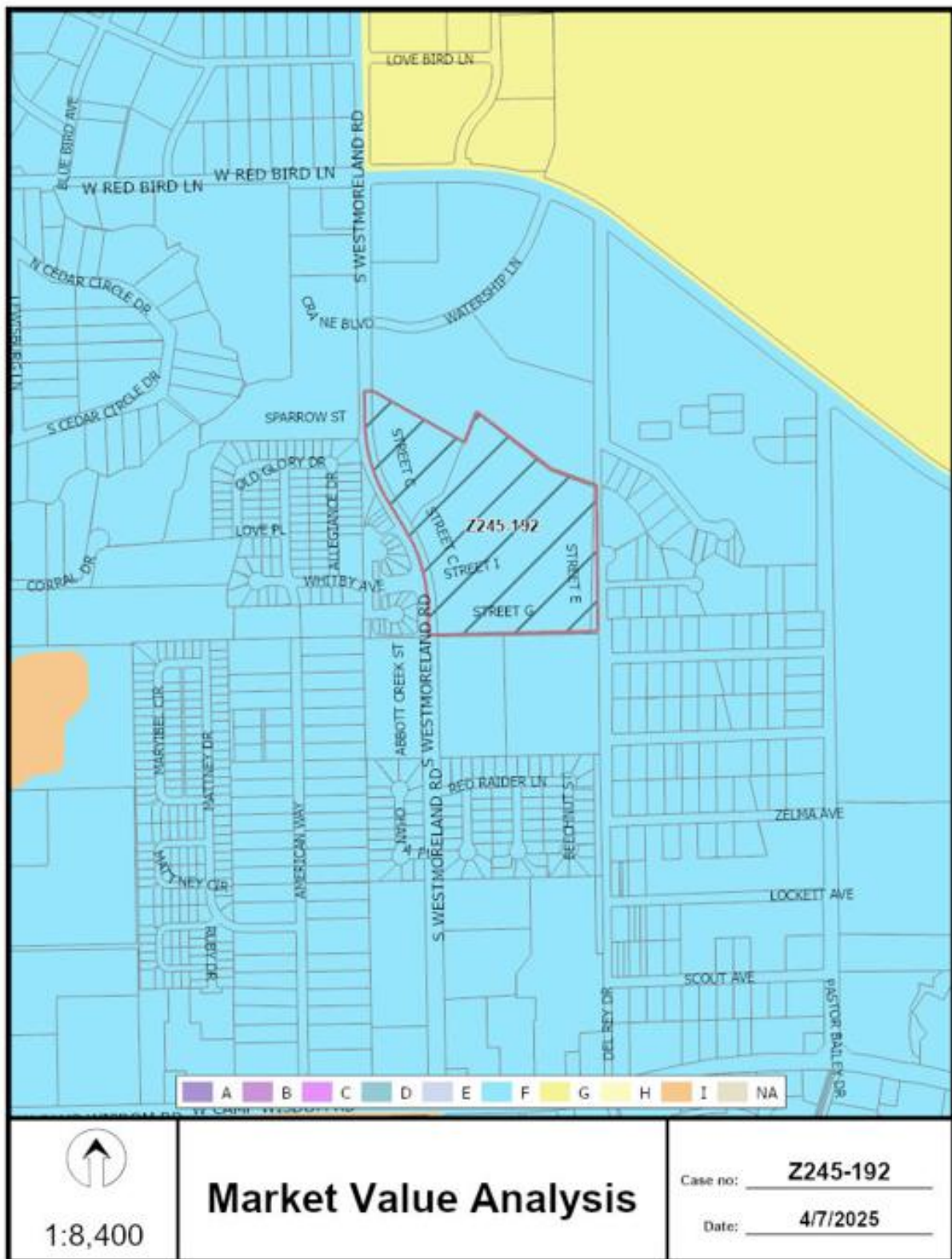
Proposed SUP Conditions

1. USE: The only use allowed by this specific use permit is retirement housing.
2. TIME PERIOD: This specific use permit has no expiration date.
3. SITE PLAN: Use and development of the Property must comply with the attached site plan.
4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code. Plant materials must be maintained in a healthy, growing condition.
5. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
6. MAXIMUM NUMBER OF DWELLING UNITS: The maximum number of dwelling units allowed is 216.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.











04/07/2025

Notification List of Property Owners***Z245-192******99 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6600 S WESTMORELAND RD	ADK WESTMORELAND LLC
2	6010 S WESTMORELAND RD	POST WOODS LLC
3	6731 DEL REY DR	Dallas ISD
4	6701 S WESTMORELAND RD	US SKYLINE DEVELOPMENT LLC
5	3900 W RED BIRD LN	FOREST USA REAL ESTATE
6	3930 W RED BIRD LN	CEDARCREST CH OF CHRIST
7	3515 CALHOUN AVE	CONCORD MISSIONARY BAPTIST CHURCH
8	3523 CALHOUN AVE	GREER DONNA GAYE JETER
9	3531 CALHOUN AVE	OLENGUE INNOCENT
10	3530 HALLETT AVE	CATHOLIC MELCHI
11	3522 HALLETT AVE	CHAVARRIA JUAN
12	3514 HALLETT AVE	CONCORD MISSIONARY BAPTIST
13	3506 HALLETT AVE	TRUNKO REALTY LLC
14	3431 HALLETT AVE	FUENTES FERNANDO &
15	3507 HALLETT AVE	SMITH EDITH K
16	3515 HALLETT AVE	HUYNH THO VAN &
17	3523 HALLETT AVE	RANGEL MANUEL G ORTIZ &
18	6530 AMERICAN WAY	LOZANOESEQUIVEL MAURILIO
19	6522 AMERICAN WAY	FUNES MARLON
20	6514 AMERICAN WAY	RIOS GABRIEL & MAURA
21	6506 AMERICAN WAY	HERNANDEZ JUAN F JR &
22	6404 DEL REY DR	ZIPPER PATRICK C
23	3539 DEL REY CT	SMITH CHRISTOPHER W
24	3525 DEL REY CT	SMITH JEFFRY G & CAROL
25	3506 DEL REY CT	DYSON JESSIE K SR EST
26	3518 DEL REY CT	PEDEN LAURA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3526 DEL REY CT	THOMPSON JESSE E
28	3534 DEL REY CT	JAMISON LUCILE B
29	6500 AMERICAN WAY	CASTANON MARINO & OFELIA
30	6404 WANKLYN ST	FRANKLIN KENNETH D &
31	6408 WANKLYN ST	SALVADOR SANTOS
32	6412 WANKLYN ST	ARIZMENDI MARTIN &
33	6416 WANKLYN ST	TRUE DFW HOMES-1 LLC
34	6420 WANKLYN ST	HILLERY DIANE
35	6428 WANKLYN ST	FAMBLES EDDIE W
36	6432 WANKLYN ST	GILBERT BRIDGETTE
37	6436 WANKLYN ST	IVY MICHELLE J EST OF
38	6440 WANKLYN ST	GONZALEZ DAPHNE J
39	6444 WANKLYN ST	CATES YOLANDA
40	6448 WANKLYN ST	WHITE ALICIA
41	6452 WANKLYN ST	GOMEZ RAFAEL
42	3923 WANKLYN CT	SOLORZANO JORGE
43	3919 WANKLYN CT	PERDOMO BALTAZAR & FRANCES
44	3915 WANKLYN CT	VELAZQUEZ MARIA ISABEL
45	3911 WANKLYN CT	ANDERSON WILLIE HAYWOOD EST OF
46	3907 WANKLYN CT	ADKISON JIMMY L
47	3903 WANKLYN CT	COFER BRENDA R
48	3904 WANKLYN CT	WILLBANKS TAMMY
49	3908 WANKLYN CT	BERRY LUTHER W & ELLEN J
50	3912 WANKLYN CT	MONTGOMERY STREET HOMES
51	3916 WANKLYN ST	LOPEZ APRIL J
52	3920 WANKLYN ST	ABRON JESSICCA
53	3924 WANKLYN CT	DOTSON VERNETTE
54	3928 WANKLYN CT	HALL JOHN E
55	5959 WATERSHIP LN	VILLAGE SQUARE DALLAS LLC
56	3636 W RED BIRD LN	REDBIRD TRAILS APARTMENTS LLC
57	5787 S HAMPTON RD	OXLEY LEASING NORTH LOOP LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4831 S HAMPTON RD	SERVION
59	4831 S HAMPTON RD	MODERN AERO OF TEXAS
60	4831 S HAMPTON RD	J C AVIATION INV
61	4004 WHITBY AVE	COTTMAN MARIA O
62	4012 WHITBY AVE	GARCIA IRMA & ROBERTO OSCAR
63	6453 ALLEGIANCE DR	KOMOLAFE MATHEW T
64	6449 ALLEGIANCE DR	SALAS ERIC F
65	6445 ALLEGIANCE DR	HALL WILNETTA
66	6441 ALLEGIANCE DR	MENDOZA MIGUEL
67	6437 ALLEGIANCE DR	SEPULVEDA MANUEL
68	6433 ALLEGIANCE DR	MUNOZ JAVIER & YOLANDA
69	6429 ALLEGIANCE DR	SIVIRIAN LORENA A &
70	6425 ALLEGIANCE DR	MARTINEZ FRANCISCO J
71	6421 ALLEGIANCE DR	SALAS REYNA &
72	6417 ALLEGIANCE DR	ESPINAL RODOLFO
73	6413 ALLEGIANCE DR	GONZALEZ MARIA A
74	6409 ALLEGIANCE DR	CABRALES JESUS
75	6402 AMERICAN WAY	SOLIS ANTONIO T
76	6406 AMERICAN WAY	GARZA JESUS ALEJANDRO CERDA
77	6410 AMERICAN WAY	RIVERA MARIA V
78	6414 AMERICAN WAY	Taxpayer at
79	6418 AMERICAN WAY	FEDERAL HOME LOAN MORTGAGE CORP
80	6422 AMERICAN WAY	RIVAS ALEJANDRO &
81	6426 AMERICAN WAY	Taxpayer at
82	6430 AMERICAN WAY	BENAVIDEZ ROBERTO
83	6501 AMERICAN WAY	HOA OF AMERICAN WAY ESTATES INC
84	4025 OLD GLORY DR	PEREZ SANTIAGO
85	4021 OLD GLORY DR	MARTINEZ DOUGLAS A & CORINA
86	4017 OLD GLORY DR	BARAHONA YENSY CAROLINA CRUZ
87	4013 OLD GLORY DR	ROMERO JOSE
88	4009 OLD GLORY DR	YELDELL KRISTAL A

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4005 OLD GLORY DR	KONG YANFENG
90	4001 OLD GLORY DR	MANCIA MARIA J SOSA &
91	6402 ALLEGIANCE DR	APMC PROPERTY LLC
92	6406 ALLEGIANCE DR	MENDOZA FAUSTINA JR &
93	6410 ALLEGIANCE DR	REYES FRANCISCO &
94	6414 ALLEGIANCE DR	ALVAREZ ANDREA
95	6418 ALLEGIANCE DR	ABORA TIMOTHY
96	6422 ALLEGIANCE DR	HERNANDEZ SANTOS
97	6426 ALLEGIANCE DR	MONTER SAMUEL MEJORADA
98	6430 ALLEGIANCE DR	GONZALEZ LEONARDO
99	6434 ALLEGIANCE DR	FINE BERNADETTE