

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.

CPC 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.

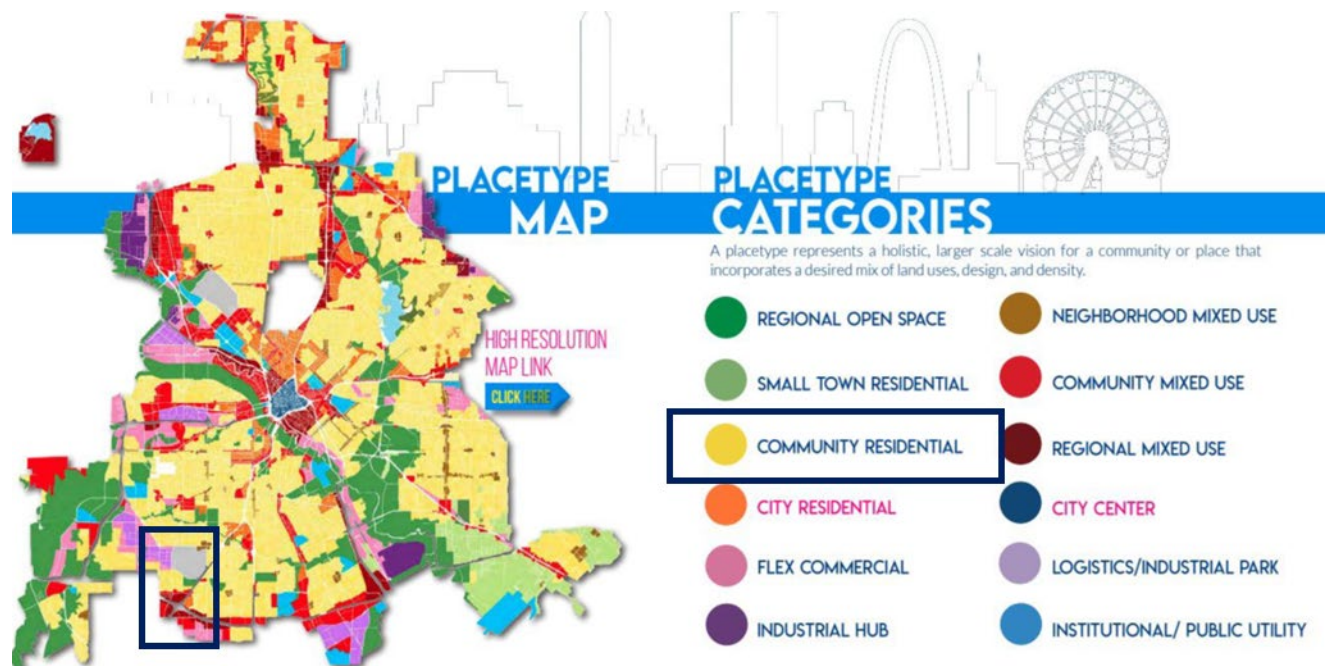
The request would comply with the following placetype and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

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.

July 10, 2025 –
DRAFT CPC ACTION

Motion: It was moved to recommend **approval** of a new Specific Use Permit for retirement housing, subject to a site plan and conditions, on property zoned TH-2(A) Townhouse District with deed restriction Z823-379_Exhibit D on a portion, on the east line of South Westmoreland Road, south of Watership Lane.

Maker: Herbert
Second: Hampton
Result: Carried: 13 to 0

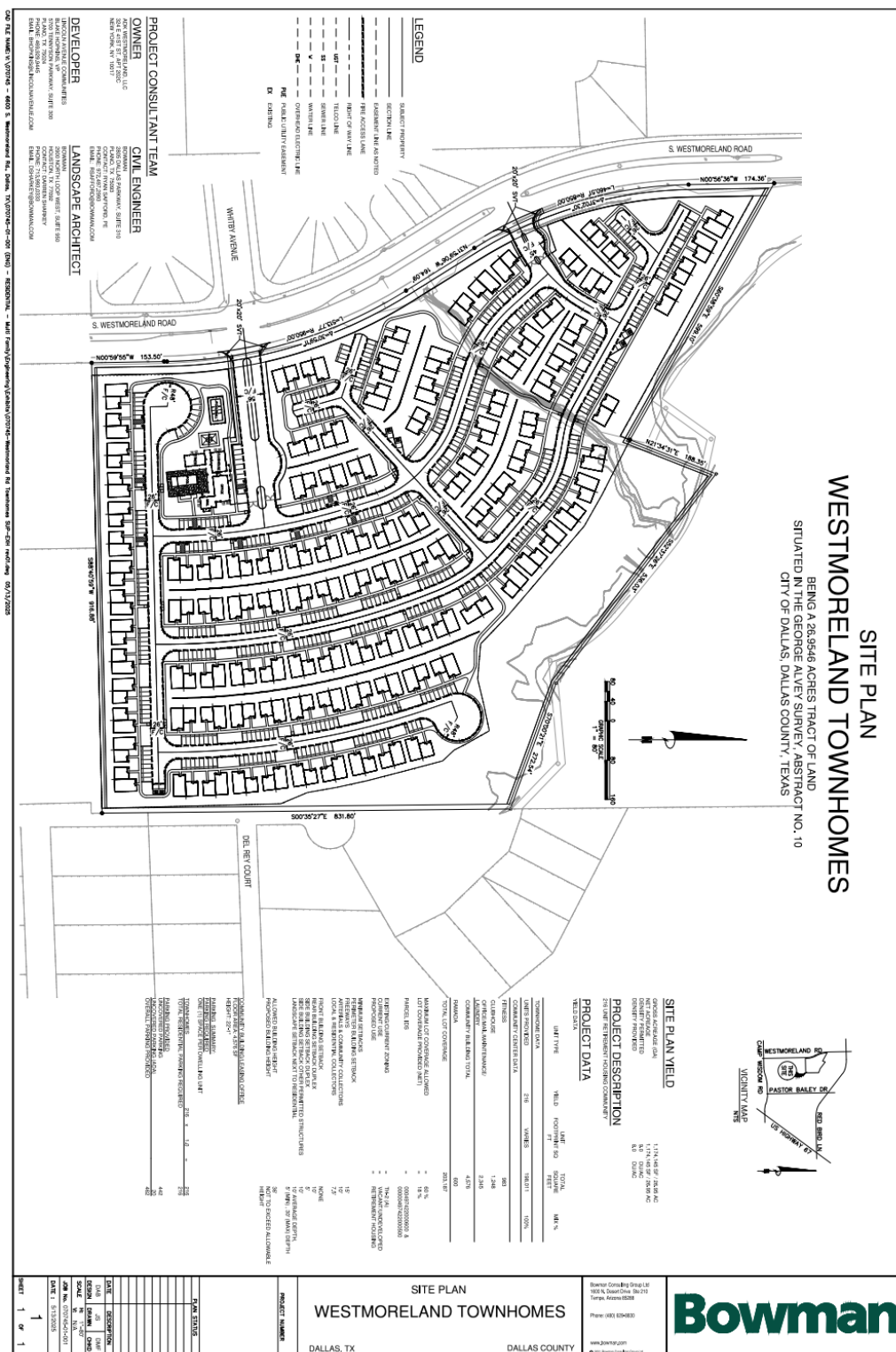
For: 13 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Housewright, Haqq, Hall, Kingston,
Rubin

Against: 0
Absent: 2 - Sleeper, Sims
Vacancy: 0

Notices: Area: 500 Mailed: 99
Replies: For: 0 Against: 0

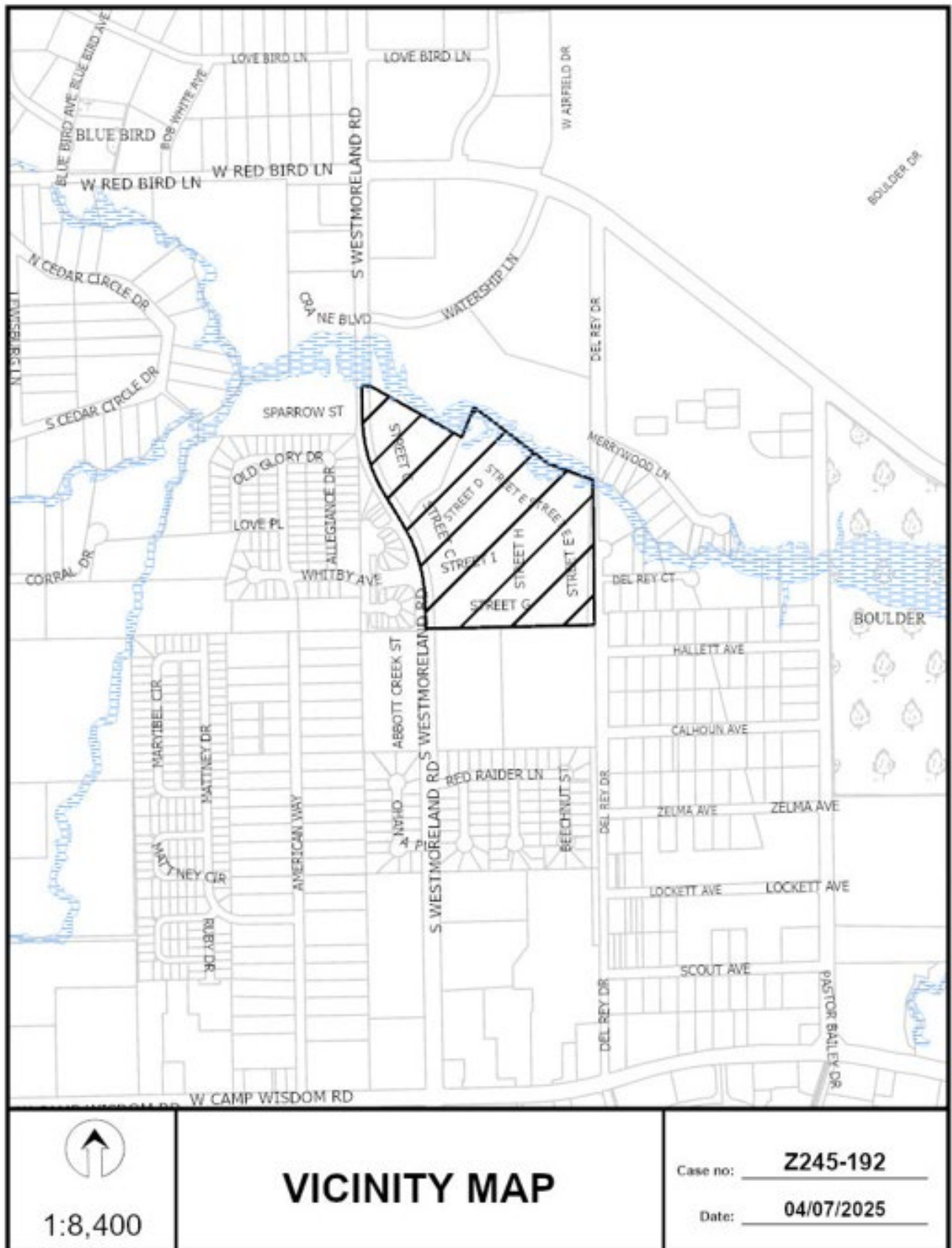
Speakers: For: Blake Hopkins, 5700 Tennyson Pkwy., Plano, TX, 75024
Karl Crawley, 3333 Welborn St., Dallas, TX 75219
Against: None

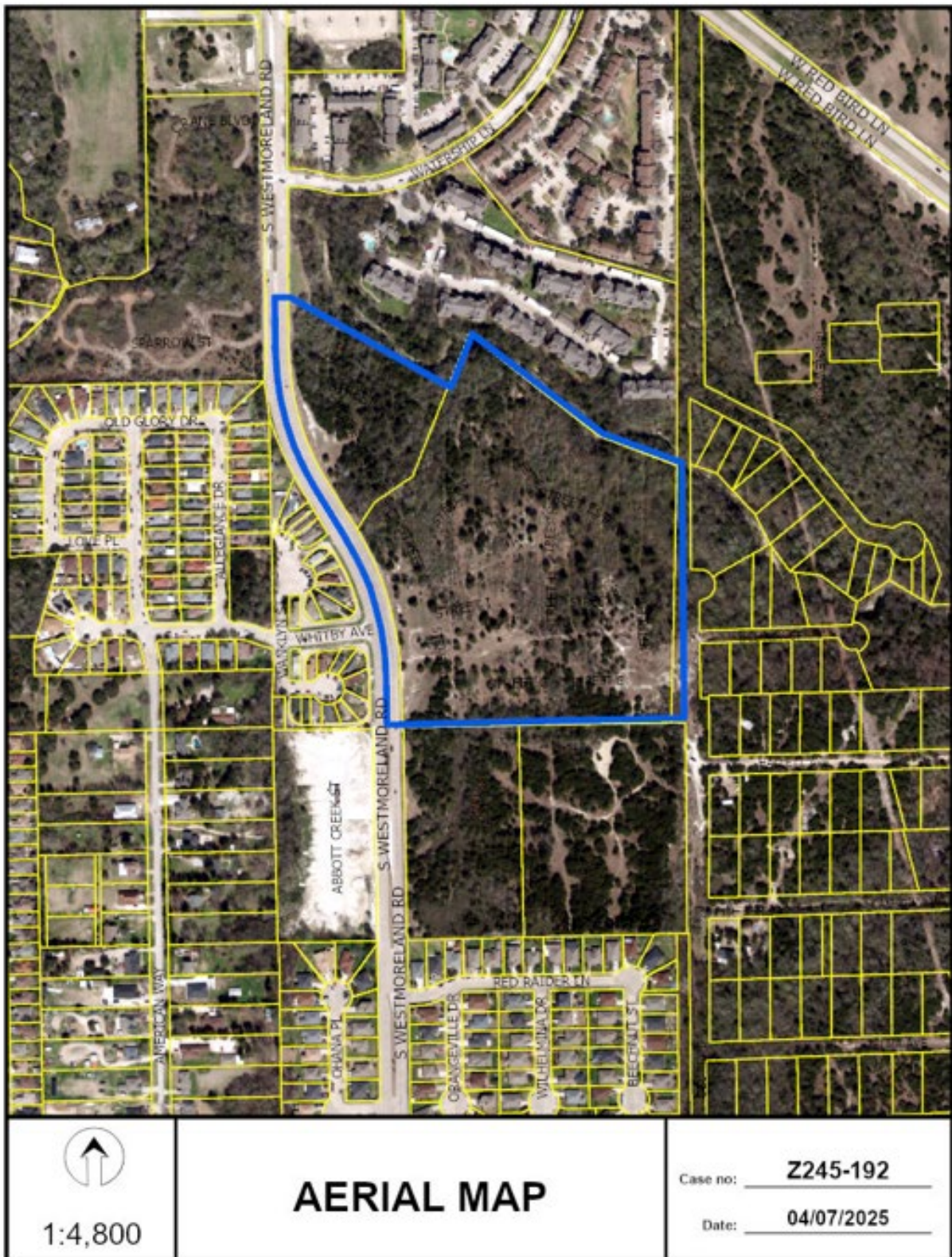
Proposed SUP Site Plan

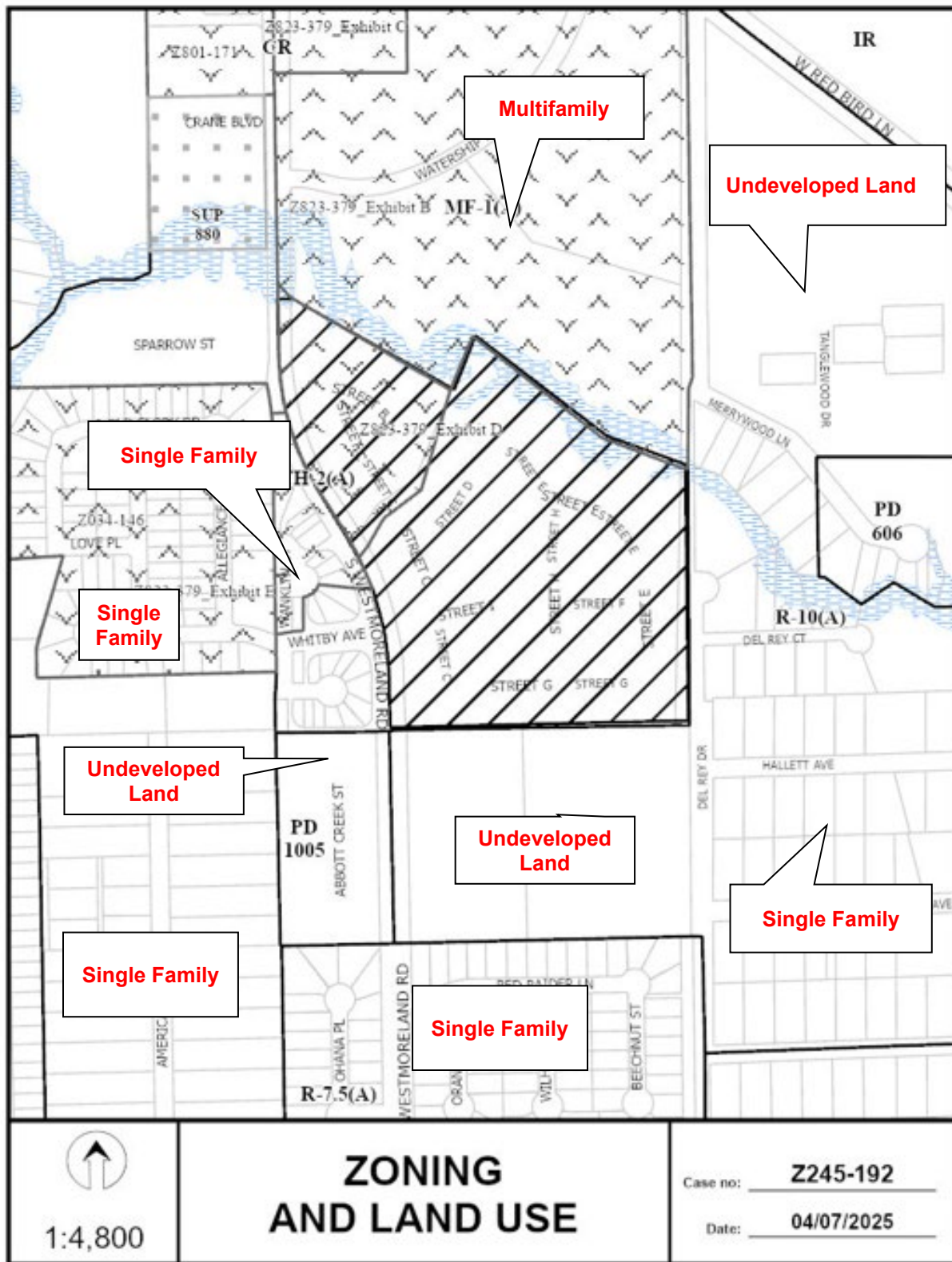


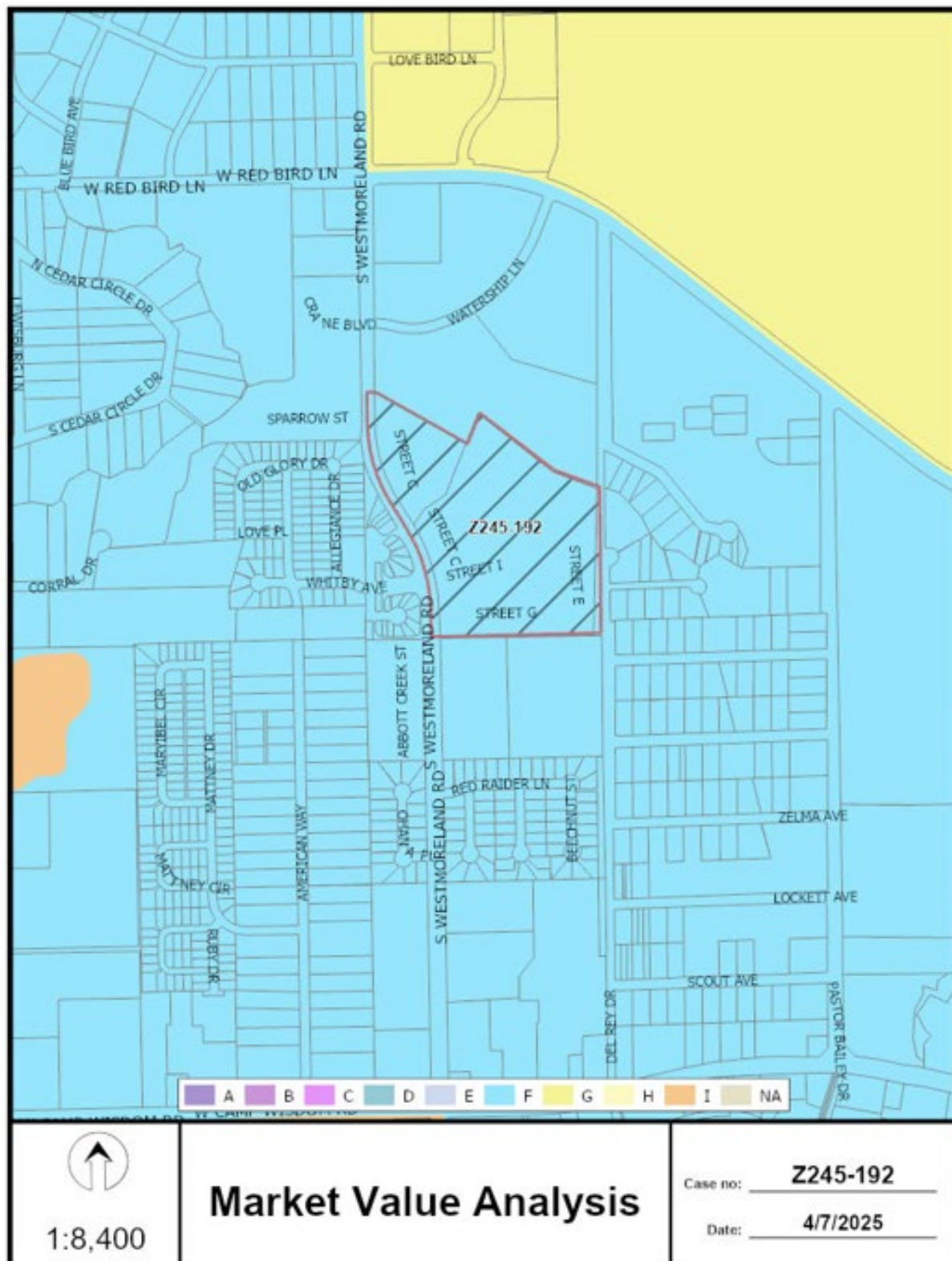
Proposed SUP Conditions

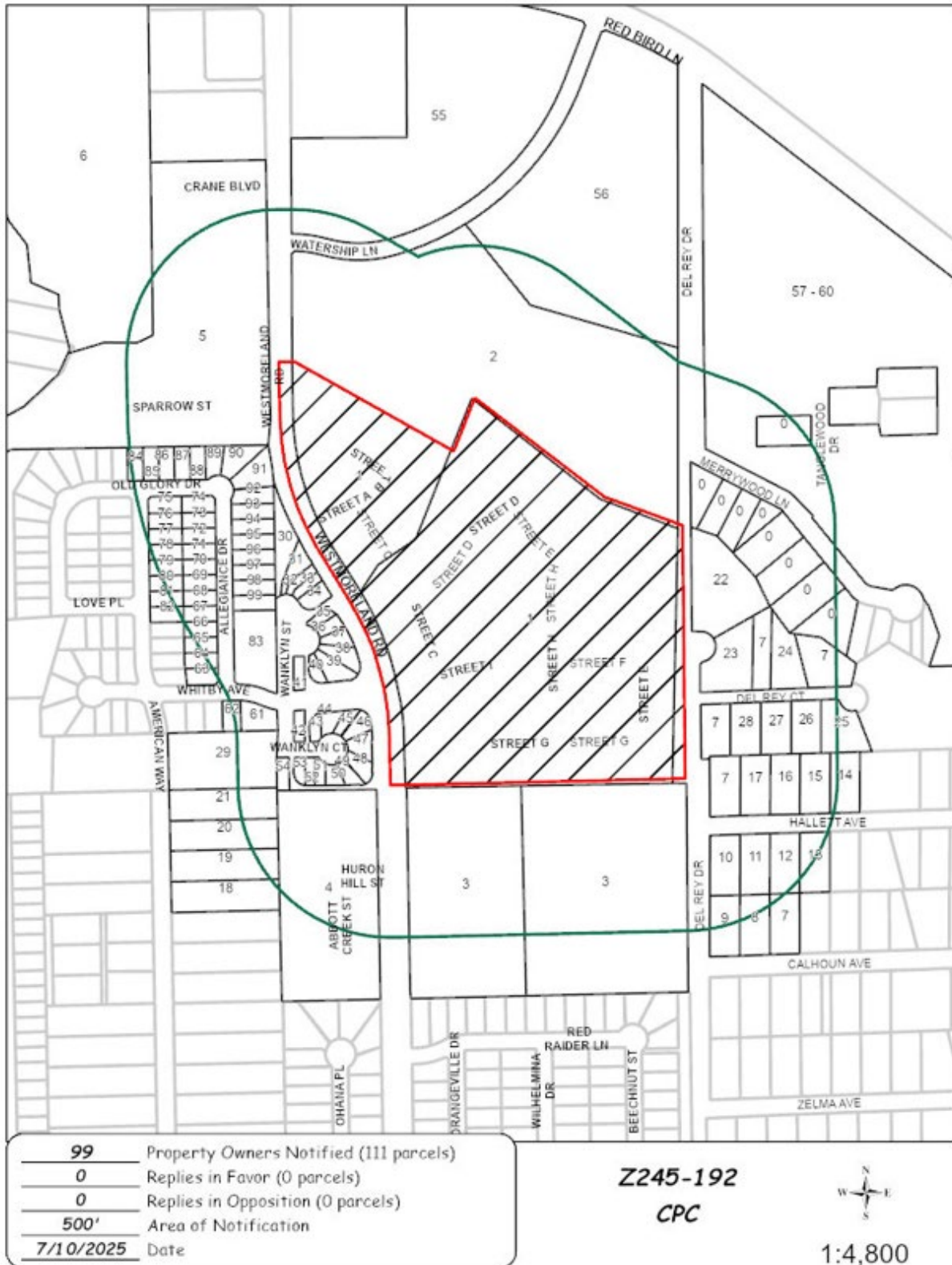
1. USE: The only use allowed by this specific use permit is retirement housing.
2. TIME PERIOD: This specific use permit has no expiration date.
3. SITE PLAN: Use and development of the Property must comply with the attached site plan.
4. LANDSCAPING: Landscaping must be provided and maintained in accordance 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.











07/09/2025

Reply List of Property Owners***Z245-192******99 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<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	LOZANOEQUIVEL 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

07/09/2025

<i>Reply</i>	<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

07/09/2025

<i>Reply</i>	<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

07/09/2025

<i>Reply</i>	<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