

**FILE NUMBER:** M212-049(HC)

**DATE FILED:** August 19, 2022

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

**COUNCIL DISTRICT:** 12

**SIZE OF REQUEST:** ± 85.78 acres

**CENSUS TRACT:** 318.12

**REPRESENTATIVE:** Andrew Ruegg, Masterplan

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

**REQUEST:** An application for a minor amendment to the development plan and landscape plan for a retirement housing community use on a portion of property zoned Zone A within Planned Development District No. 695.

**STAFF RECOMMENDATION:** Approval.

**PLANNED DEVELOPEMNT DISTRICT No. 695:**

<http://www.dallascityattorney.com/51P/Articles%20Supp%2028/ARTICLE%20695.pdf>

**PDD No. 695 Exhibits:**

<http://www.dallascityattorney.com/51P/Exhibits%20Supp%205/695A.pdf>

<http://www.dallascityattorney.com/51P/Exhibits%20Supp%2028/Exhibit%20695B.pdf>

<http://www.dallascityattorney.com/51P/Exhibits%20Supp%2028/Exhibit%20695C.pdf>

<http://www.dallascityattorney.com/51P/Exhibits%20Supp%2028/Exhibit%20695D.pdf>

**BACKGROUND INFORMATION:**

On September 8, 2004, the Dallas City Council established Planned Development District No. 695 by Ordinance No. 25729.

**REQUEST DETAILS:**

The purpose of this request is to modify the development and landscape plans for Phase 3 of the Highland Springs Senior Living Community pertaining to the following elements:

Development Plan –

1. Minor modification to the building footprint of RB 3.2
2. Increase to the building floor area for RB 3.2 from 37,835 to 38,850 sf
3. Total phase 3 building floor area for main uses to increase from 977,560 to 978,360 sf
4. Adjust the shape of the small shade structure adjacent to RB 3.2
5. Increase in lot coverage from 8.29% to 8.33%
6. Changes to location and design of sidewalks around RB 3.2

Landscape Plan –

1. Modify the sidewalks and building footprints to match the development plan
2. Minor modification to the location of trees and landscaping in the interior portions of the site

The proposed landscape plan would remain compliant with Article X and PD 695.

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

Staff has determined that the request meets the minor amendment criteria for a development plan and landscape plan and does not violate other applicable code requirements.

List of Officers
------------------

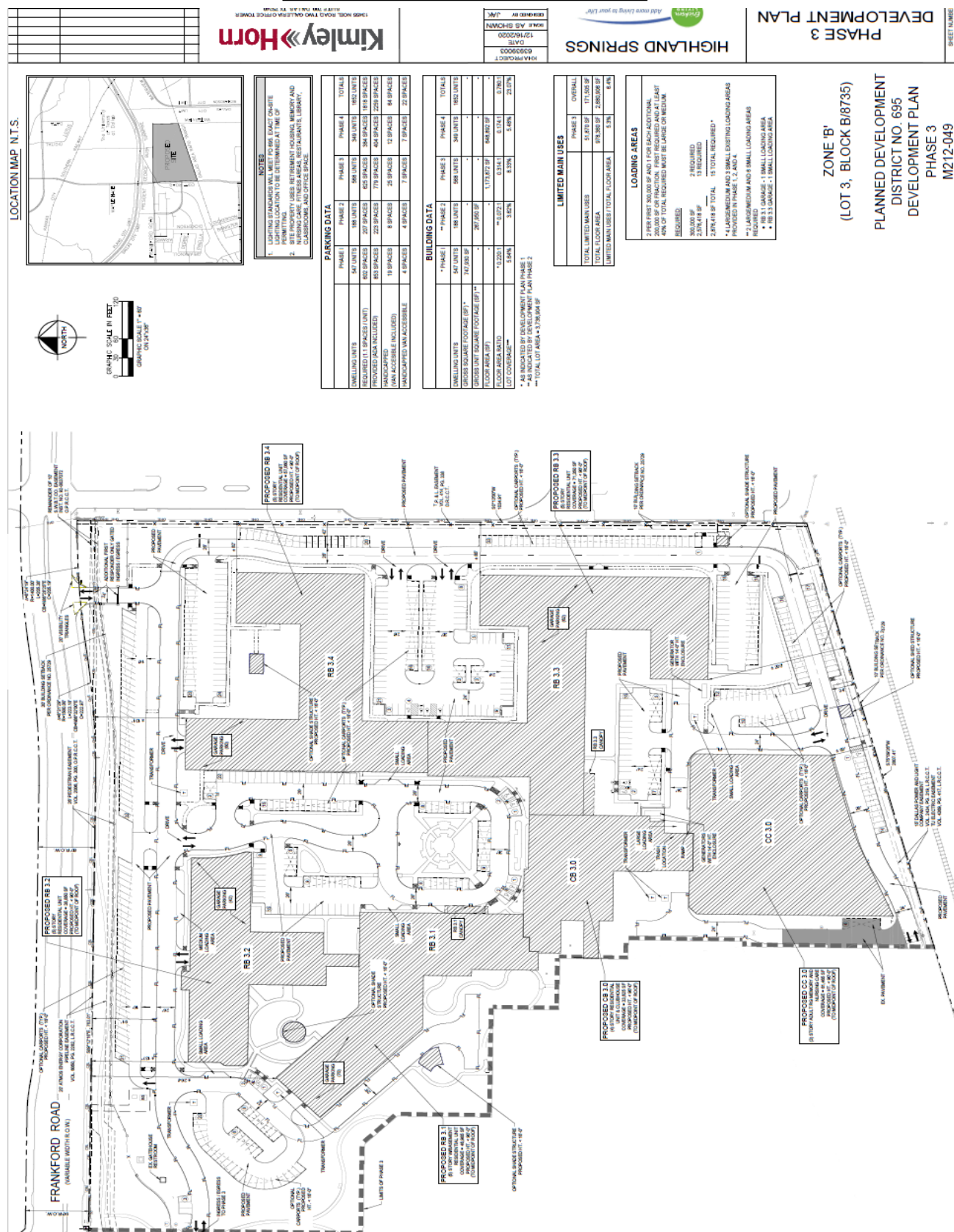
Redwood ERC, LLC

Christian Sweetser – Chief Financial Officer

Erickson Living

R. Alan Butler – Chief Executive Officer  
Todd Matthiesen – Chief Financial Officer  
Susan L. Oliveri – Secretary  
Debra B. Doyle – Chief Operating Officer  
John D. Hall - Treasurer

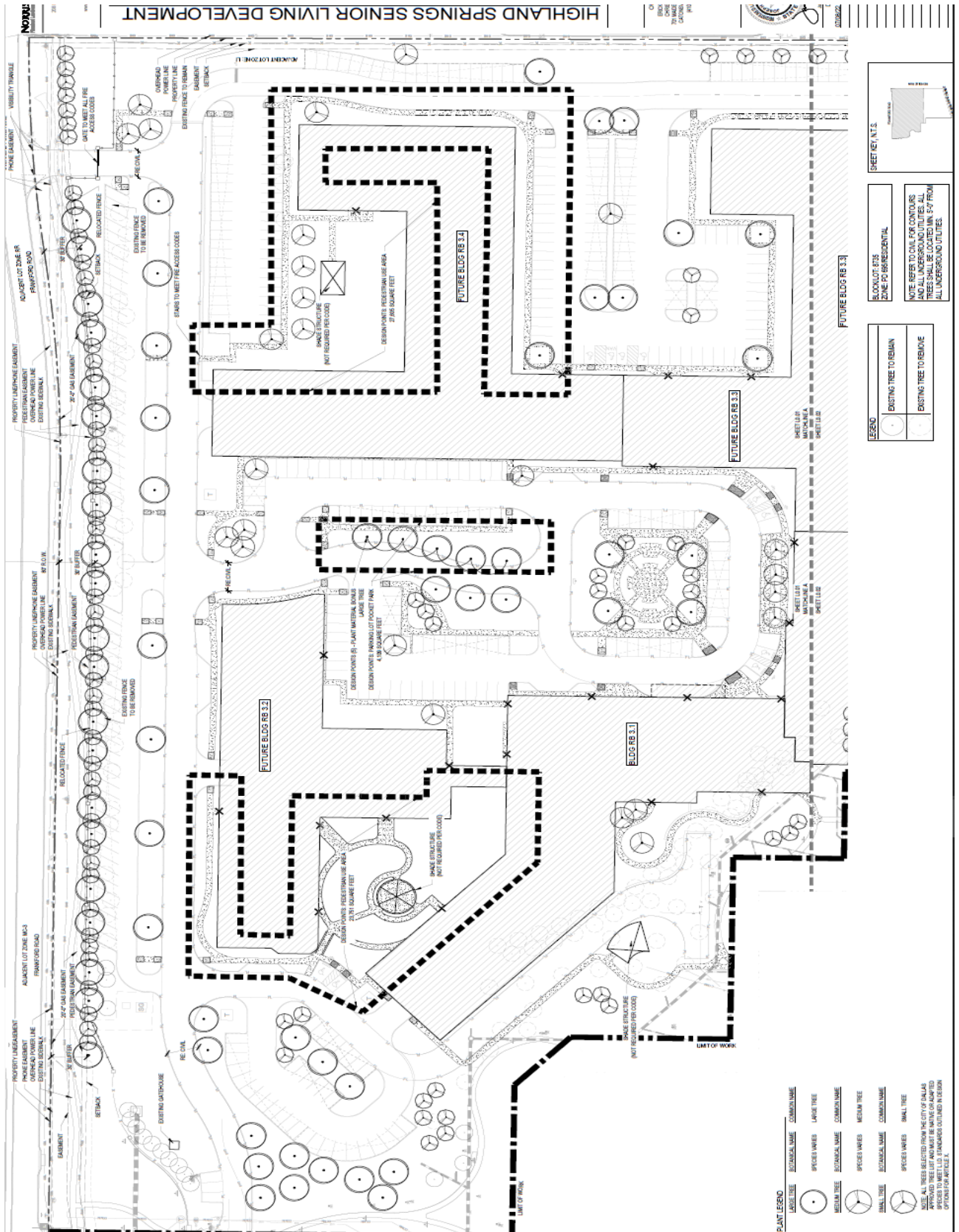
## Proposed Development Plan



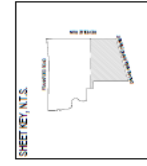
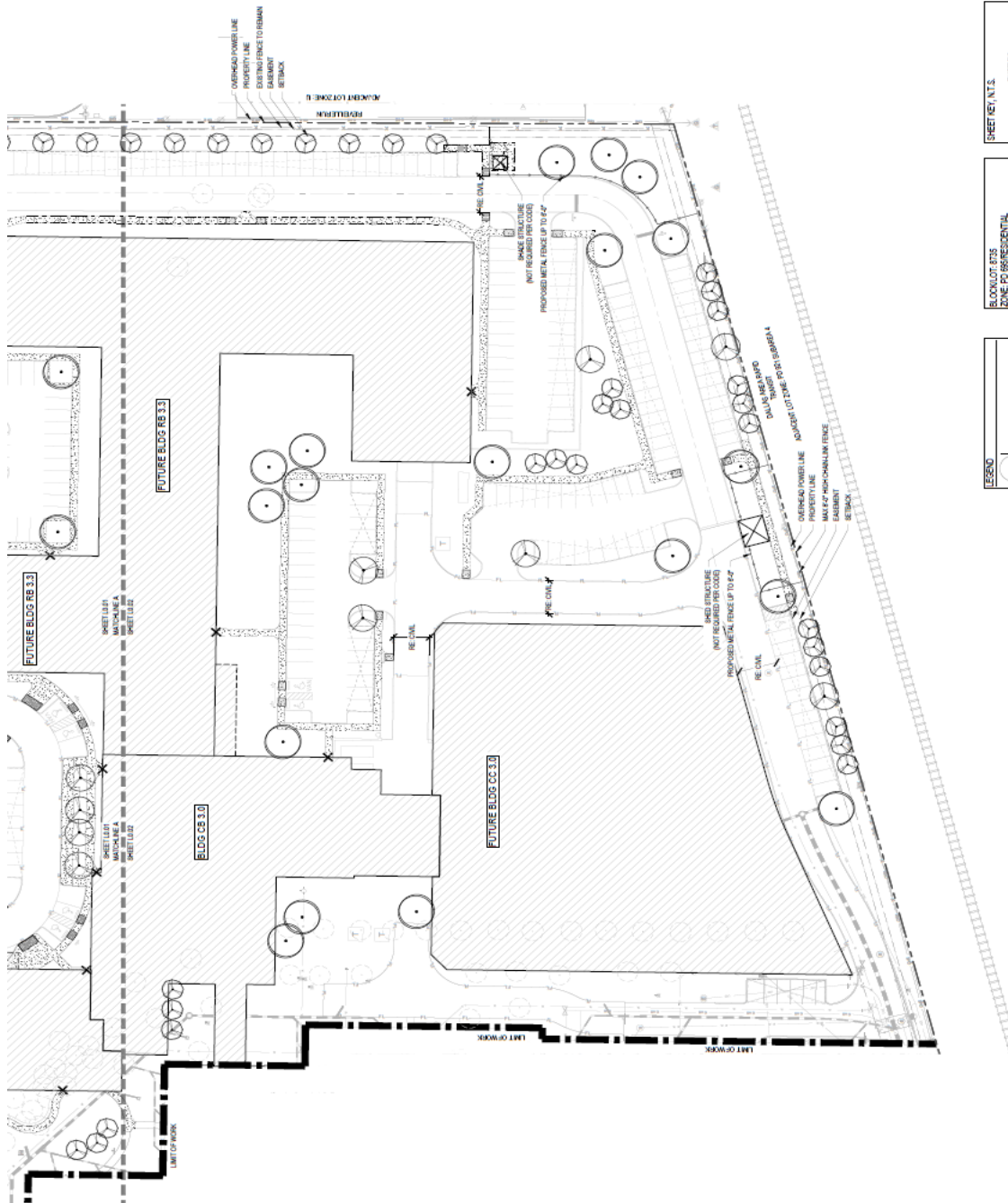




Proposed Landscape Plan – Sheet 1



Proposed Landscape Plan – Sheet 2



BLOCKLOT 8735  
ZONE PD RESIDENTIAL

NOTE: REFER TO CIVIL FOR CONTIGUOUS  
AND ALL UNDERGROUND UTILITIES. ALL  
TREES SHALL BE LOCATED MIN. 5'-0\"/>

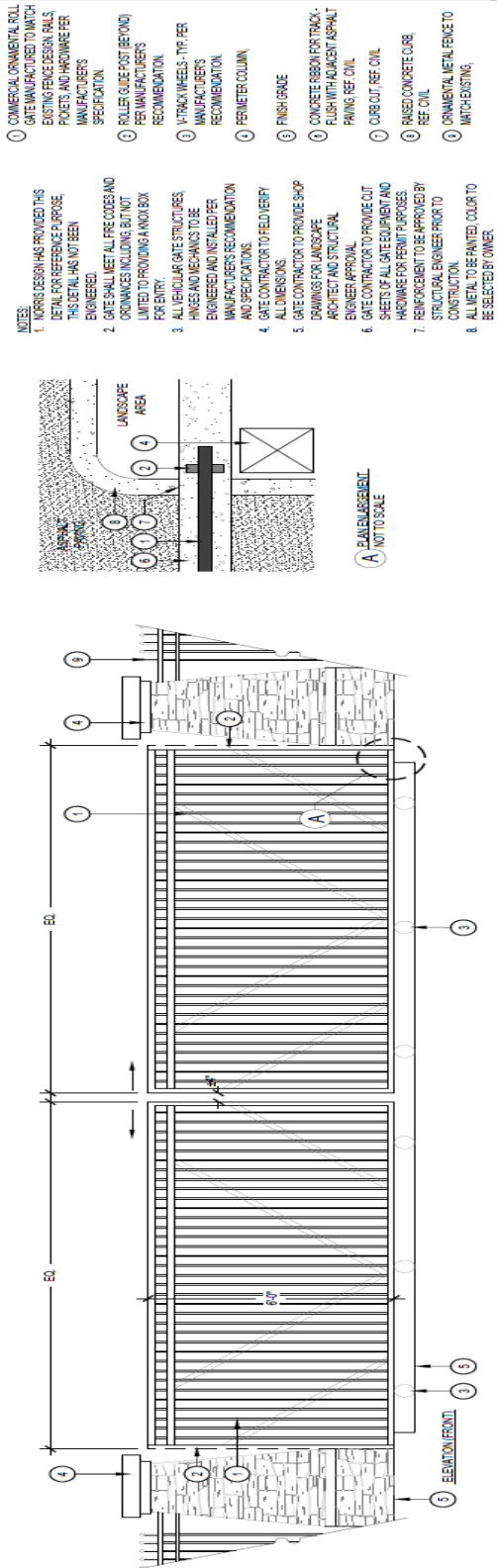
LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO REMOVE

PLANT LEGEND	
LARGE TREE	COMMON NAME
	SPICES VARIETIES
	COMMON NAME
	COMMON NAME
	COMMON NAME
	COMMON NAME
	COMMON NAME
NOTE: ALL TREES SELECTED FROM THE CITY OF DALLAS APPROVED TREE LIST AND MUST BE NATIVE OR ADAPTED SPECIES FOR ARTICLE 4.1	
B-LARGE/MEDIUM BUFFER TREE	
S-LARGE/MEDIUM SITE TREE	
M-LARGE/MEDIUM MITIGATION TREE	





Proposed Landscape Plan – Sheet 4



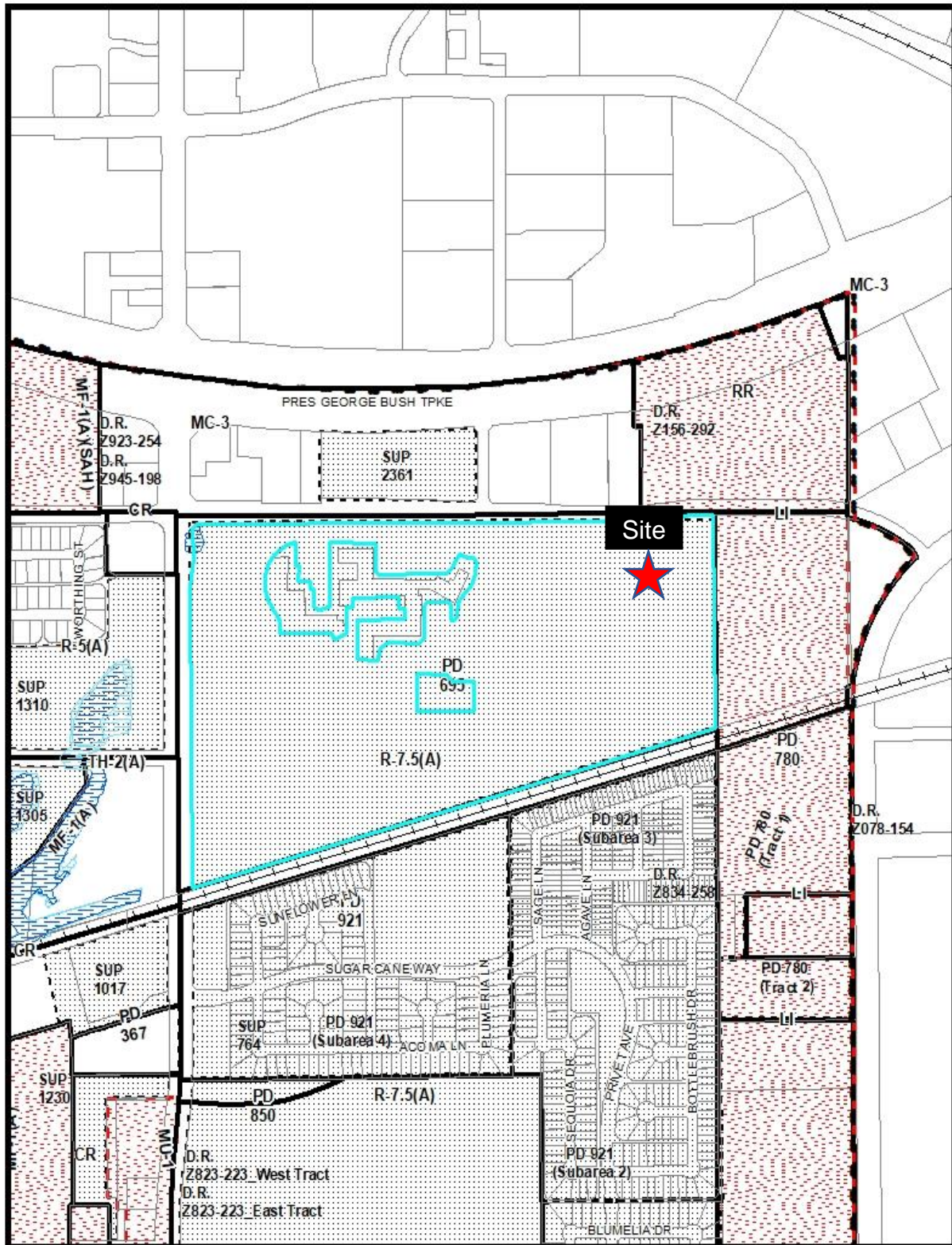
- NOTES:**
1. WORKS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE. THIS DETAIL HAS NOT BEEN ENGINEERED.
  2. GATE SHALL MEET ALL PRE CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO PROVIDING A NOX BOX FOR ENTRY.
  3. ALL VEHICULAR GATE STRUCTURES, FINISHES AND MECHANICS TO BE ENGINEERED AND INSTALLED PER MANUFACTURERS RECOMMENDATION AND SPECIFICATIONS.
  4. GATE CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
  5. GATE CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER APPROVAL.
  6. GATE CONTRACTOR TO PROVIDE CUT SHEETS OF ALL GATE EQUIPMENT AND HARDWARE FOR PERMIT PURPOSES.
  7. REINFORCEMENT TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
  8. ALL METAL TO BE PAINTED. COLOR TO BE SELECTED BY OWNER.

1. COMMERCIAL ORNAMENTAL ROLL GATE MANUFACTURED TO MATCH EXISTING FENCE DESIGN, RAILS, PICKETS, AND HARDWARE PER MANUFACTURERS SPECIFICATION.
2. ROLLER GUIDE POST (BEYOND) PER MANUFACTURERS RECOMMENDATION.
3. V-TRACK WHEELS - TYP. PER MANUFACTURERS RECOMMENDATION.
4. PERIMETER COLUMN.
5. FINISH GRADE.
6. CONCRETE RIBBON FOR TRACK - FLUSH WITH ADJACENT ASPHALT PAVING REF. CIVIL.
7. CURB CUT, REF. CIVIL.
8. RAISED CONCRETE CURB, REF. CIVIL.
9. ORNAMENTAL METAL FENCE TO MATCH EXISTING.

(A) PLAN ENSEMBLE  
NOT TO SCALE

1 VEHICULAR SLIDE GATE

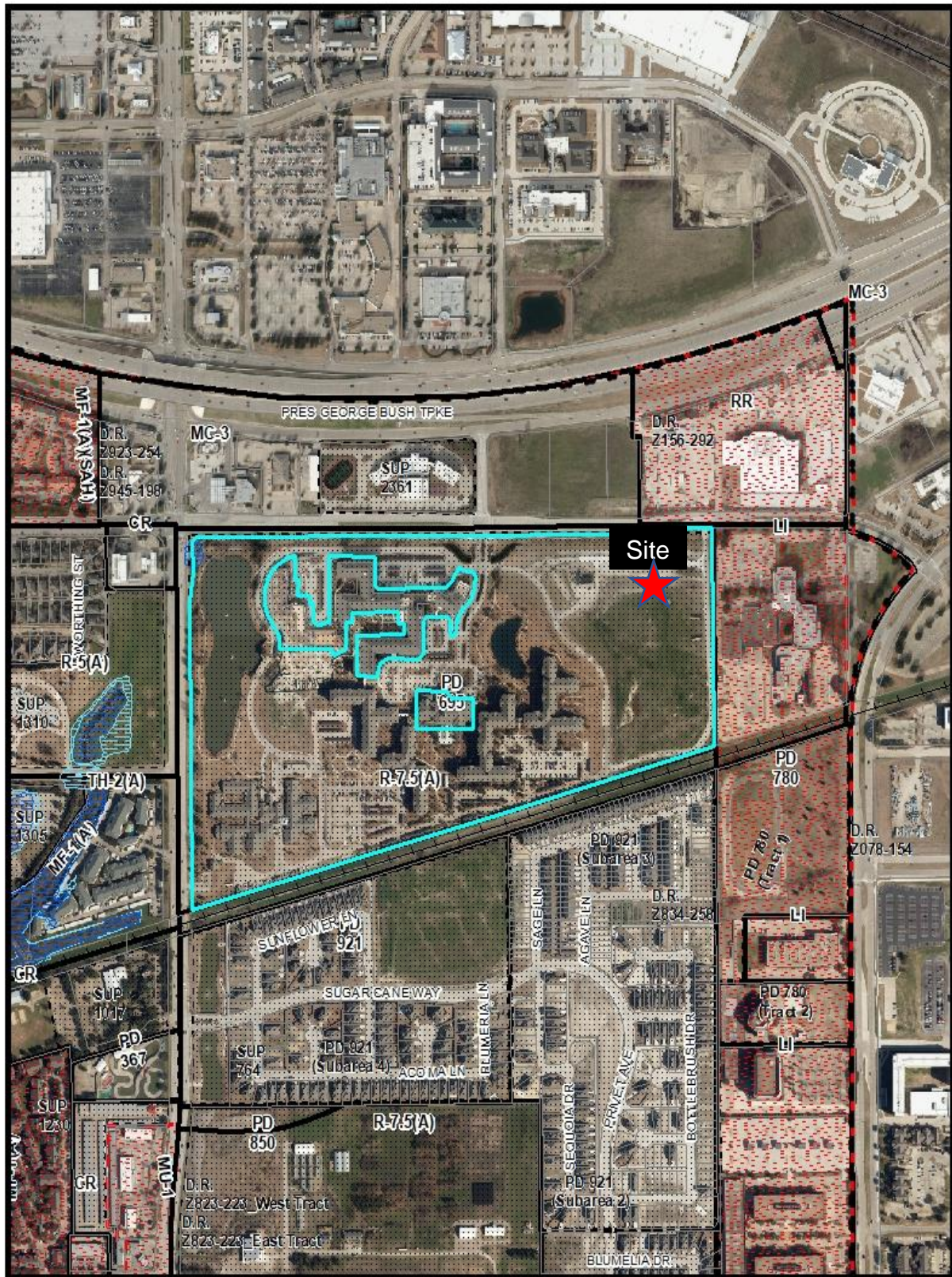
SCALE 1/2" = 1'-0"



## Zoning Map

Printed Date: 9/12/2022





## Aerial Map

Printed Date: 9/12/2022