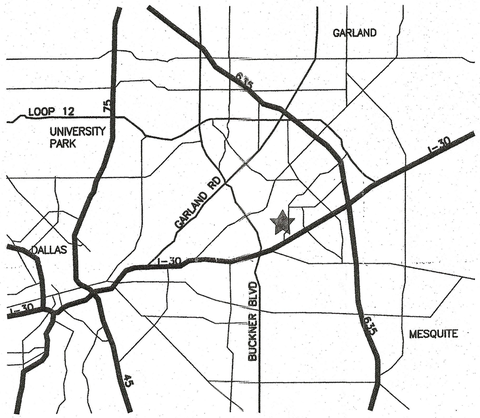
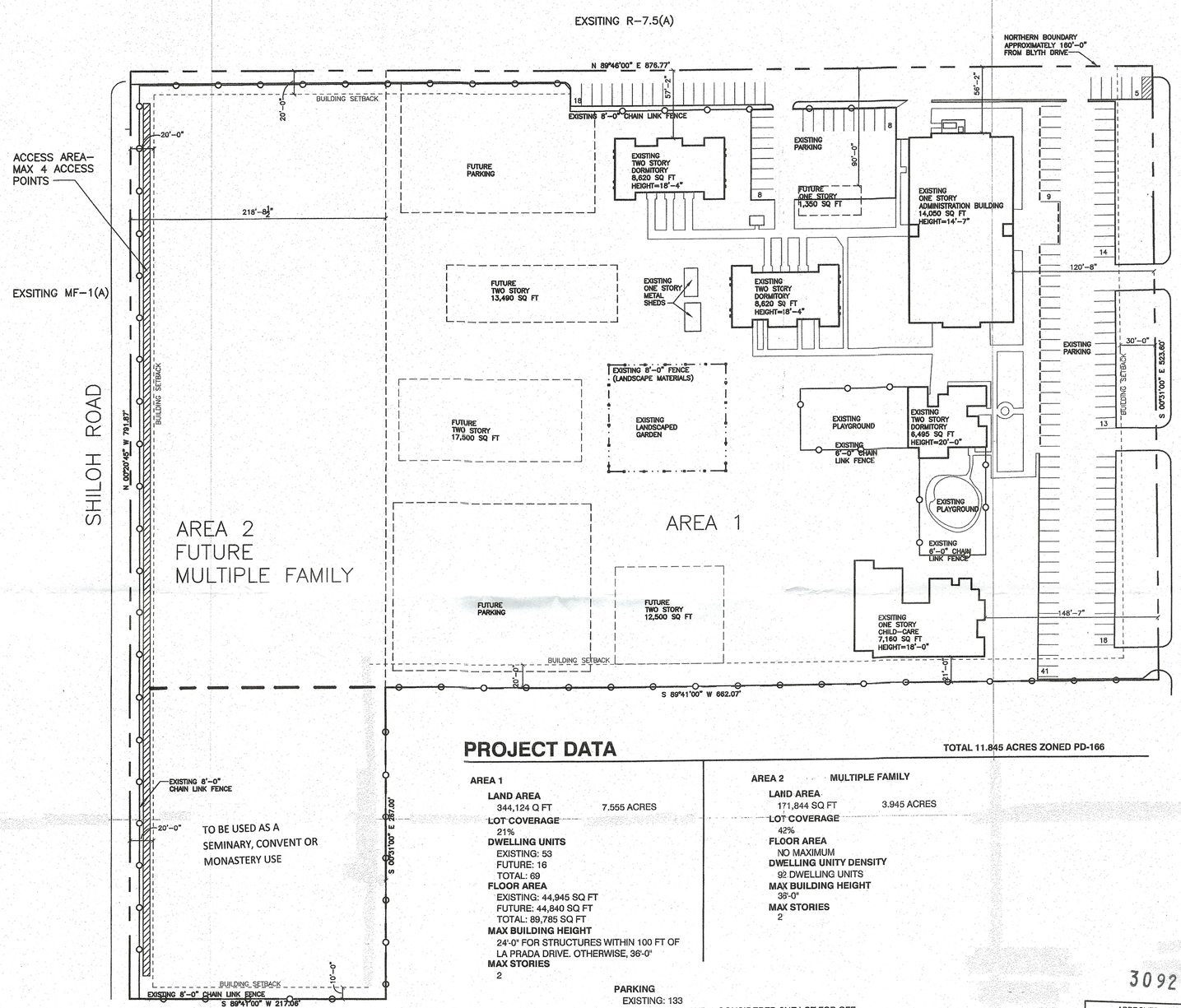


VICINITY MAP
NOT TO SCALE



PROJECT DATA

TOTAL 11.845 ACRES ZONED PD-166

AREA 1

LAND AREA
344,124 Q FT 7.555 ACRES

LOT COVERAGE
21%

DWELLING UNITS
EXISTING: 53
FUTURE: 16
TOTAL: 69

FLOOR AREA
EXISTING: 44,945 SQ FT
FUTURE: 44,840 SQ FT
TOTAL: 89,785 SQ FT

MAX BUILDING HEIGHT
24'-0" FOR STRUCTURES WITHIN 100 FT OF LA PRADA DRIVE. OTHERWISE, 36'-0"

MAX STORIES
2

AREA 2 MULTIPLE FAMILY

LAND AREA
171,844 SQ FT 3.945 ACRES

LOT COVERAGE
42%

FLOOR AREA
NO MAXIMUM

DWELLING UNITY DENSITY
92 DWELLING UNITS

MAX BUILDING HEIGHT
36'-0"

MAX STORIES
2

PARKING
EXISTING: 133
*BOTH AREA 1 AND 2 CONSIDERED ONE LOT FOR OFF STREET PARKING PURPOSES.

30925

APPROVED BY CITY COUNCIL
JUN 27 2018
CITY SECRETARY

180973

AREA 1 DEVELOPMENT PLAN / AREA 2 CONCEPTUAL PLAN SCALE 1"=50'-0" N

Nexus Recovery Center

8733 LA PRADA DR, DALLAS TX 75228 **PD-166**

Z178-146(JM)

Exhibit 166A
Planned Development District No. 166

Approved
City Plan Commission
March 22, 2018