

**FILE NUMBER:** Z-25-000235                      **DATE FILED:** February 25, 2026

**LOCATION:** West line of La Prada Drive and east line of Shiloh Road

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** 5.004 acres                      **CENSUS TRACT:** 481130123021

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**REPRESENTATIVE:** Baldwin Associates, LLC

**OWNER/APPLICANT:** Emad Noorizadeh / The Vylla Homes, LLC

**REQUEST:** An application for a new Planned Development District for TH-3(A) Townhouse District uses on property zoned R-7.5(A) Single Family and MF-1(A) Multifamily Districts with Specific Use Permit No. 2287 for Seminary and a Convent or Monastery.

**SUMMARY:** The purpose of the request is to allow single-family detached dwelling uses on small lots, served by shared access drives.

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

**CPC RECOMMENDATION:** Approval, subject to a conceptual plan and conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned R-7.5(A) Single Family and MF-1(A) Multifamily Districts with SUP 2287 for Seminary and a Convent or Monastery.
- According to DCAD the subject property was erected in 1966 and has been used for convalescent hospital and nursing home uses.
- This lot has frontage along La Prada Drive and Shiloh Road.
- The applicant proposes a single-family detached residential development of small-lot homes served by shared access drives and common open space. To accomplish this the applicant is requesting a Planned Development District with a TH-3(A) Townhouse base and specified development standards.

**Zoning History:**

There have been one zoning case in the area in the last five years.

1. **Z245-151:** On November 12, 2025, the City Council approved a zoning change from Planned Development District 166 to MF-1(A) Multifamily District, along with amendments to PD 166 regulations, on property located along La Prada Drive, south of Blyth Drive. [Subject site, partially]

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type           | Existing/Proposed ROW |
|---------------------|----------------|-----------------------|
| La Prada Drive      | Major Arterial | 80' ROW               |
| Shiloh Road         | Minor Arterial |                       |

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the surrounding roadway system. The development must comply with Shared Access Development guidelines. Additional design comments will be provided upon review of engineering plans, and staff will continue to evaluate the project at the permitting stage to ensure compliance with applicable city standards.

**Transit Access:**

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

DART Routes:

18

**STAFF ANALYSIS:**

**Comprehensive Plan:**

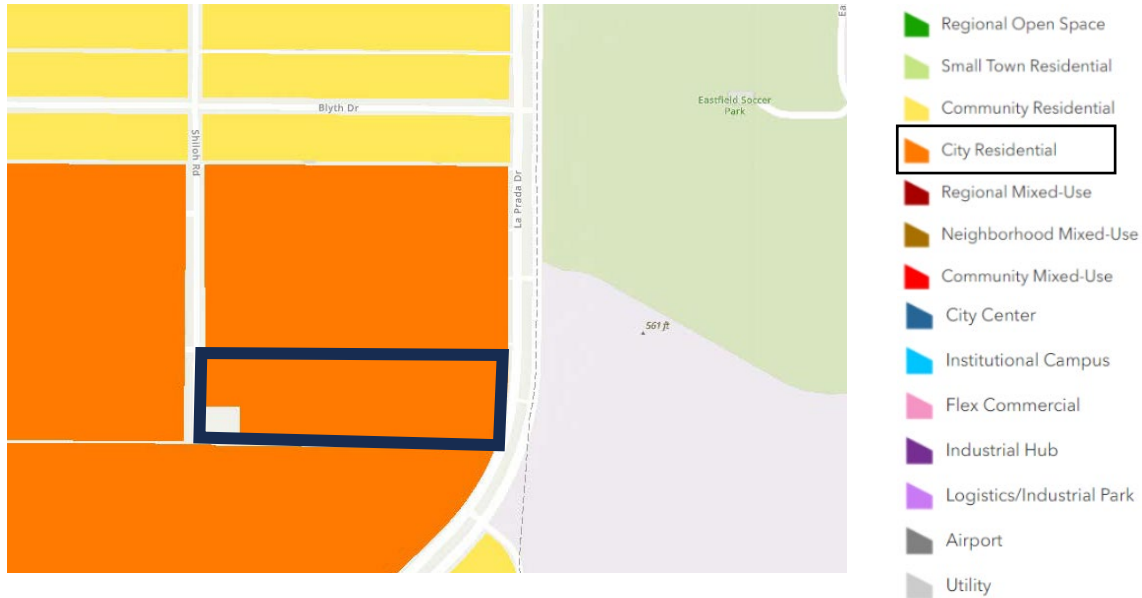
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our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

The subject site is designated within the City Residential placetype:

City Residential areas are intended to accommodate a wide variety of housing types and densities, primarily consisting of multifamily residential development such as mid- and high-rise apartments, as well as townhomes and duplex housing. These areas often occur near major corridors, transit routes, and employment centers, providing convenient access to services, jobs, and regional destinations. In more urban contexts, development is typically organized in compact blocks with strong connectivity and access to transit, while in more suburban contexts multifamily developments may be arranged as lower-rise complexes with surface parking and internal circulation. City Residential areas may also include limited mixed-use development that provides neighborhood-serving retail or commercial amenities, supporting walkability and access to daily services while maintaining a predominantly residential character.

The requested Planned Development District allows for a compact residential form with shared access drives, reflecting a more efficient land use pattern consistent with the placetype's emphasis on higher-density residential development. Additionally, the site's frontage along La Prada Drive as an established corridor, supports the appropriateness of increased residential intensity in this location. Overall, the proposal aligns with the City Residential goal of accommodating diverse housing options, though the final design and site layout will be important to ensure compatibility with the surrounding context.

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



**Necessity for Planned Development District:**

According to Sec. 4.702, the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a development within the parameters of a conventional zoning district or where modifications to base code standards are necessary.

In this case, a conventional zoning district such as TH-3(A) Townhouse District could generally support the proposed residential development pattern. However, the proposal incorporates a shared access development design that exceeds the limitations of the base code. Specifically, Section 51A-4.411 limits shared access developments to no more than 36 individual lots, and adjacent shared access developments may not be combined to exceed this maximum. As proposed, the development cannot be fully accommodated under these base code provisions.

In addition, the proposed PD includes enhanced design and site development standards, such as coordinated open space, internal pedestrian connectivity, and tailored development regulations, which further support a unified and higher-quality development pattern.

Therefore, the requested Planned Development District is intended to provide flexibility from the shared access development limitations while allowing the site to develop under a unified plan with tailored development standards.

**Land Use:**

|              | <b>Zoning</b>  | <b>Land Use</b>  |
|--------------|--|--|
| <b>Site</b>  | R-7.5(A) Single Family District,<br>MF-1(A) Multifamily Districts<br>with SUP 2287 | Seminary and a Convent or<br>Monastery   |
| <b>North</b> | PD 166   | Establishment for the care of<br>alcoholic, narcotic, or psychiatric<br>patients |
| <b>East</b>  | City of Mesquite   | Community College  |
| <b>South</b> | MF-2(A) Multifamily District   | Multifamily  |
| <b>West</b>  | MF-1(A) Multifamily District   | Multifamily  |

**Land Use Compatibility:**

The subject site is currently zoned R-7.5(A) Single Family District and MF-1(A) Multifamily District with SUP 2287 and is currently vacant. The property was previously used as a seminary and a convent or monastery. The surrounding area is characterized by a mix of institutional and residential uses.

Properties to the north are zoned PD 166 and include an establishment for the care of alcoholic, narcotic, or psychiatric patients. To the east, across the city boundary within the City of Mesquite, properties are developed with a community college. Properties to the south are zoned MF-2(A) Multifamily District and are developed with multifamily residential uses. To the west, properties are zoned MF-1(A) Multifamily District and are also developed with multifamily uses.

The request proposes to redevelop the site with a single-family detached residential development of small-lot homes under a Planned Development District. While the proposed use is residential in nature, the development introduces a higher-density single-family pattern compared to conventional single-family zoning.

Given the site’s location in proximity to multifamily districts, the proposed development provides an appropriate transition in scale and intensity between surrounding residential uses. Overall, the request is generally compatible with the surrounding land use pattern, subject to appropriate site design and buffering considerations.

**Development Standards:**

| <b><u>DISTRICT</u></b> | <b>SETBACKS</b>            |   | <b>Density&amp; FAR</b>   | <b>Height</b>   | <b>Lot Cvrg.</b>                   | <b>Primary Uses</b>   |
|------------------------|----------------------------|---|---|---|------------------------------------|---|
|                        | <b>Front</b>               | <b>Side / Rear</b>  |   |   |                                    |   |
| Existing:<br>R-7.5(A)  | 25'                        | SF: 5'  | 1 DU/ 7,500 sq. ft.   | 30'   | 45% for res                        | Single Family   |
| Existing:<br>MF-1(A)   | 15' min<br>No max          | SF: 0'/0'<br>Duplex:5'/10'<br>Other: 10'/15'  | SF: 1/3,000sqft<br>D: 1/3,000sqft<br>MF:<br>Studio 1/1,000sqft<br>1br: 1/1,400sqft<br>2br: 1/1,800 sqft<br>+br: +200 sqft | 36', 45'<br>under SB<br>840   | 60%                                | Multifamily,<br>duplex, single<br>family  |
| Base TH-3(A)           | 0                          | SF: 0'/0'<br>Duplex:5'/10'<br>Other: 10'/10'  | SF: 1/3,000sqft<br>D: 1/6,000sqft<br><br>12 DU/ 1 acre  | 36'   | 60% Res<br>25% Non<br>res          | Duplex, Single<br>family  |
| <b>Proposed PD</b>     | <b>15' on La<br/>Prada</b> | <b>Perimeter: 5'<br/>Internal lots: 0.5'<br/>side yard (min 6'<br/>separation)<br/>Rear: 5' (Type<br/>A/C), 3' (Type B)</b> | <b>SF: 1/2,700sqft<br/>Max 55 DU</b>  | <b>40' max<br/>(2 stories<br/>Type A/C,<br/>3 stories<br/>Type B)</b> | <b>65% Res<br/>50% Non<br/>res</b> | Single family<br>detached,<br>Private<br>recreation<br>center, club, or<br>area, shared<br>access drive |

**Design Standards:**

The proposed Planned Development District establishes tailored development standards to accommodate a small-lot single-family detached residential neighborhood

served by shared access drives and common open space. The standards are intended to provide flexibility from certain base code provisions while supporting a cohesive site design and functional residential environment. Through the review process, staff identified opportunities to further enhance functionality, circulation, and overall site design; however, the applicant has elected to maintain certain aspects of the original layout while incorporating select refinements.

Key provisions include:

- **Shared Access Development:** The PD modifies shared access development standards to allow up to 55 lots, exceeding the base code limit, and permits connectivity between adjacent shared access developments. Access is provided primarily from La Prada Drive, with restricted emergency-only access to Shiloh Road.
- **Lot and Building Standards:** The PD establishes customized lot dimensions for multiple lot types and allows reduced internal setbacks with minimum building separation requirements to accommodate a compact development pattern. Maximum building height is limited to 40 feet, with a mix of two- and three-story units.
- **Open Space:** A minimum of 13 percent of the site must be provided as common open space, designed for active and passive use and accessible to all residents. Open space may include landscaped areas, amenities, and certain structured features, but excludes vehicular areas.
- **Pedestrian Connectivity:** The PD requires a continuous internal sidewalk network to connect dwelling units, open space areas, and public sidewalks, supporting safe and functional pedestrian circulation throughout the site.
- **Homeowners' Association:** A homeowners' association is required to maintain shared access drives, open space, common landscaping, and perimeter improvements to ensure long-term upkeep of the development.

### **Landscaping:**

Landscaping and tree preservation must be provided in accordance with Article X, as amended. As a standard requirement, a tree survey must be provided for plats and permits.

**Parking:**

The applicant requests to modify required minimum parking to required two spaces per unit with an additional a minimum of 14 guest parking spaces.

Should the body approve the proposed PD, staff recommends that parking default to base code. Staff would not recommend in favor of an arbitrary minimum requirement beyond base code.

**Market Value Analysis:**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers 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 more precisely target intervention strategies 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 subject property is located within an MVA Category “G” area.

**List of Officers**

**The Vylla Homes, LLC**

Hamed Hakimian, Member  
Emad Noorizadeh, Member

**CPC Action**  
**APRIL 26, 2026**

**Motion:** It was moved to recommend **approval** of a new Planned Development District for TH-3(A) Townhouse District uses, subject to an amended conceptual plan and staff's recommended conditions, on property zoned R-7.5(A) Single Family and MF-1(A) Multifamily Districts with Specific Use Permit No. 2287 for Seminary and a Convent or Monastery, on the west line of La Prada Drive and east line of Shiloh Road.

Maker: Wheeler-Reagan  
Second: Sims  
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Herbert, Serrato, Carpenter,  
Wheeler-Reagan, Koonce, Housewright, Kocks,  
Coffman, Hall, Kingston, Rubin\*

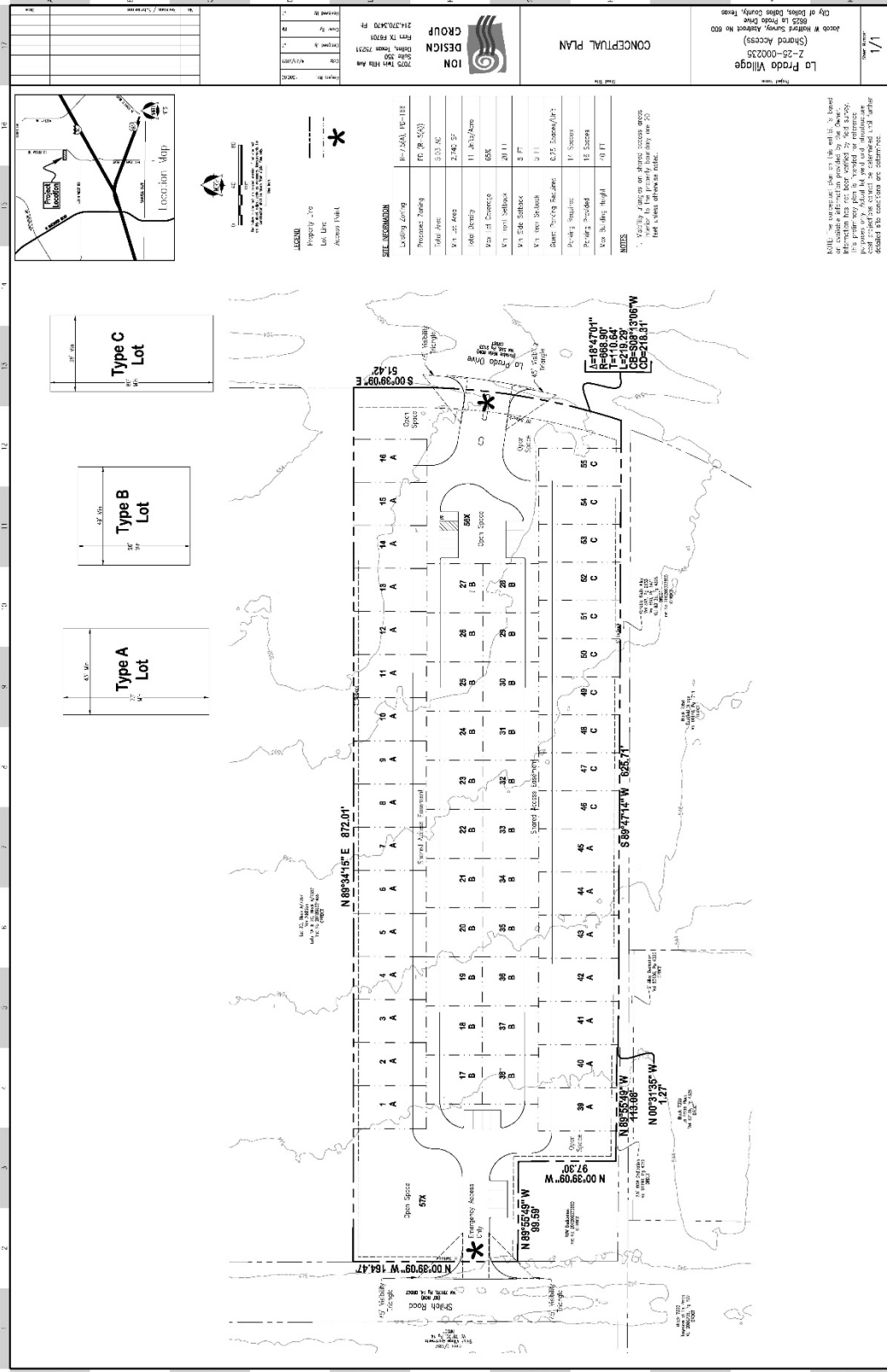
Against: 0  
Absent: 1 - Franklin  
Vacancy: 1 - District 4

\*Out of room, shown voting in favor

**Notices:** Area: 500 Mailed: 7  
**Replies:** For: 0 Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None

# PROPOSED CONCEPTUAL PLAN



**PROPOSED CONDITIONS  
ARTICLE XXXX.**

**PD XXXX.**

**SEC. 51P-XXX.101. LEGISLATIVE HISTORY.**

PD XXX was established by Ordinance No. XXXX, passed by the Dallas City Council on XXXX.

**SEC. 51P-XXX.102. PROPERTY LOCATION AND SIZE.**

PD XXX is established in the general area on the west side of La Prada Drive and north of John West Road. The size of PD XXX is approximately 5.056 acres.

**SEC. 51P-XXX.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article,

(1) **IMPROVED CROSSWALKS** means clearly delineated pedestrian crossings across shared access drives using striping, contrasting pavement, textured pavement, raised crossing treatments, signage, or similar pedestrian safety improvements.

(2) **OPEN SPACE** means an area used for recreational and gathering purposes that is accessible to all occupants of the Property and contains only landscaping, hardscaping, pedestrian amenities, and structures with omitted walls. Open space may include detention areas if improved in accordance with this article.

(3) **TYPE A LOT** means a single family lot shown on the conceptual plan for two-story detached homes, with typical lot dimensions of approximately 43 feet in width by 73 feet in depth.

(4) **TYPE B LOT** means a single family lot shown on the conceptual plan for three-story detached homes, with typical lot dimensions of approximately 49 feet in width by 56 feet in depth.

(5) **TYPE C LOT** means a single family lot shown on the conceptual plan for two-story detached homes, with typical lot dimensions of approximately 38 feet in width by 80

feet in depth.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district.

**SEC. 51P-XXX.104. EXHIBITS.**

The following exhibits are incorporated into this article: Exhibit XXXA: conceptual plan.

**SEC. 51P-XXX.105. CONCEPTUAL PLAN.**

The use of the Property must comply with the conceptual plan (Exhibit XXXA). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

**SEC. 51P-XXX.106. DEVELOPMENT PLAN.**

(a) For single family uses, a final plat may serve as the development plan. A final plat for single family development may make minor deviations from the lot and street configuration shown on the preliminary plat provided that the final plat does not increase the number of lots or increase the number of access points. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

**SEC. 51P-XXX.107. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the TH-3(A) Townhouse District, subject to the same conditions applicable in the TH-3(A) Townhouse District, as set out in Chapter 51A. For example, a use permitted in the TH-3(A) Townhouse District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the TH-3(A) Townhouse District is subject to DIR in this district; etc.

(b) The following additional main uses are permitted by right:

- Private recreation center, club, or area (serving residents of the district).
- Private street or alley.

(c) The following uses are prohibited:

- Duplex.
- Retirement housing.

**SEC. 51P-XXX.108. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

**SEC. 51P-XXX.109. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general.

(1) For a shared access development on the Property, the entire Property is considered a single lot for purposes of required front, side, and rear yards under Chapter 51A.

(2) Individual interior lots within the shared access development are not required to provide separate front yards for zoning purposes, but must comply with the building separation and internal setback standards in this section.

(b) Front yard.

(1) Along La Prada Drive, the minimum front yard is 15 feet.

(2) No minimum front yard is required for individual interior lots within the shared access development.

(c) Perimeter side and rear yard.

(1) Along all perimeter property lines other than the required front yards the minimum setback for structures is five feet.

(2) The Shiloh Road frontage is considered a perimeter side yard.

(d) Internal lots – side and rear yards; building separation.

(1) For platted interior lots within the shared access development, a minimum side yard of 0.5 feet is required along common lot lines, provided that a minimum separation of six feet between dwelling units is maintained.

(2) For single family structures on Type A and Type C lots, one side yard with a minimum width of six feet must be provided on each lot, with the opposite side yard permitted to be zero feet. Adjacent Type A and Type C lots must be platted so that the wider side yards are located on opposite sides of the shared lot line, creating a minimum separation of six feet between dwelling units.

(3) For single family structures on Type B lots, one side yard with a minimum width of ten feet be provided on each lot, with the opposite side yard permitted to be zero feet. Adjacent Type B lots must be platted so that the wider side yards are located on opposite sides of the shared lot line, creating a minimum separation of ten feet between dwelling units.

(4) For Type A and Type C lots internal to the shared access development, minimum rear yard is five feet.

(5) For Type B lots internal to the shared access development, minimum rear yard is three feet. Where Type B lots back onto each other, lots must be platted so that the rear yards are directly opposite, providing a minimum separation of six feet between rear building walls.

(e) Density. Maximum number of dwelling units is 55.

(f) Height. Maximum structure height is 40 feet.

(g) Lot coverage.

(1) For single family uses, maximum lot coverage is 65 percent.

(2) For all nonresidential structures, maximum lot coverage is 50 percent.

(3) Surface parking areas, driveways, patios, and other impervious surfaces are not included in lot coverage calculations, but total impervious coverage must comply with applicable drainage requirements and any approved engineering plans.

(h) Lot size.

(1) For single family uses in a shared access development, minimum lot size is 2,700 square feet.

(2) For purposes of this subsection, lot area may include portions of shared access easements immediately adjacent to and serving the lot, as shown on the conceptual plan and final plat.

(i) Stories.

(1) For Type A and Type C lots, maximum number of stories above grade is two.

(2) For Type B lots, maximum number of stories above grade is three.

(j) Shared access easement areas. Shared access easement areas may be used to satisfy minimum lot area requirements and determine lot coverage.

**SEC. 51P-XXX.110. OPEN SPACE.**

(a) A minimum of 13 percent of the entire Property must be provided as open space.

(1) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(2) Open space may contain primarily grass, vegetation, or open water; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(3) Open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, or similar type of outside common area.

(4) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(5) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(6) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

(b) No more than 50 percent of the required open space area may be provided in detention areas.

(c) Open space must be provided as shown on the conceptual plan.

**SEC. 51P-XXX.111. OFF-STREET PARKING AND LOADING.**

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

**SEC. 51P-XXX.112. INGRESS-EGRESS.**

(a) Ingress and egress must be provided as shown on the conceptual plan. Final location of the driveways and drive approaches may vary from the location shown with no increase in number of drive approaches. Final design and location must be shown on an approved development plan.

(b) For a shared access development, the location of ingress-egress points must be shown on the development plan and preliminary plat.

**SEC. 51P-XXX.113. SHARED ACCESS DEVELOPMENT.**

(a) Except as provided in this section, shared access development must comply with Section 51A-4.411, "Shared Access Development."

(b) Minimum pavement width is 26 feet.

(c) Sight visibility triangles must be 45 feet on La Prada Drive and 20 feet on shared access easements.

(d) No more than 55 lots may be platted as a shared access development.

**SEC. 51P-XXX.114. STREET AND SIDEWALK STANDARDS.**

(a) Street standards.

(1) Applicability. These standards apply to all shared access drives and public street frontages shown on the conceptual plan.

(2) Shared access drives. Shared access drives must comply with Section 51A-4.411, “Shared Access Development.”

(b) Sidewalk standards.

(1) Internal sidewalk network. A continuous internal sidewalk system must be provided within the development to connect dwelling units to each other, to common open space areas, and to the public sidewalk along La Prada Drive. The location and alignment of internal sidewalks may vary from the conceptual plan and may be shown on the development plan or final plat.

(2) Public street frontages. A minimum six-foot unobstructed sidewalk must be provided along the La Prada Drive frontage.

(3) Internal pedestrian connectivity. The internal sidewalk system may include sidewalk segments, improved crosswalks across shared access drives, or a combination of both, provided that safe and continuous pedestrian circulation is maintained throughout the Property.

**SEC. 51P-XXX.115. FENCE AND GATE STANDARDS.**

(a) Except as provided in this section, fences must be constructed and maintained in accordance with the requirements of Section 51A-4.602.

(b) Perimeter fences. The maximum height of any fence or gate is eight feet, except that fences and gates located within required visibility triangles must comply with the height limitations of Section 51A-4.602 and applicable city visibility standards.

(c) Access gates along La Prada Drive.

(1) Controlled access gates may be provided at vehicular entrances to the development along La Prada Drive to regulate access to the shared access drives.

(2) Any controlled access gate must comply with all applicable fire and emergency access requirements and all city ordinances governing gated access.

(d) Design. Fence and gate designs may vary along the perimeter provided all heights and materials comply with this article and applicable city codes.

**SEC. 51P-XXX.116. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-XXX.117. LANDSCAPING.**

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

**SEC. 51P-XXX.118. SIGNS.**

Signs must comply with the provisions for non-business zoning districts in Article VII.

**SEC. 51P-XXX.119. HOMEOWNERS' ASSOCIATION AND MAINTENANCE.**

(a) A homeowners' association or similar entity must be established with authority and responsibility to maintain:

- (1) shared access drives and private streets located outside individual lots;
- (2) open space areas and associated improvements located within common areas;
- (3) perimeter common fencing and any controlled access gates located within common areas or easements maintained by the association; and
- (4) common landscaping and lighting located within common areas and along shared access drives and public street frontages, but excluding landscaping located wholly within individual lots.

**SEC. 51P-XXX.120. ADDITIONAL PROVISIONS.**

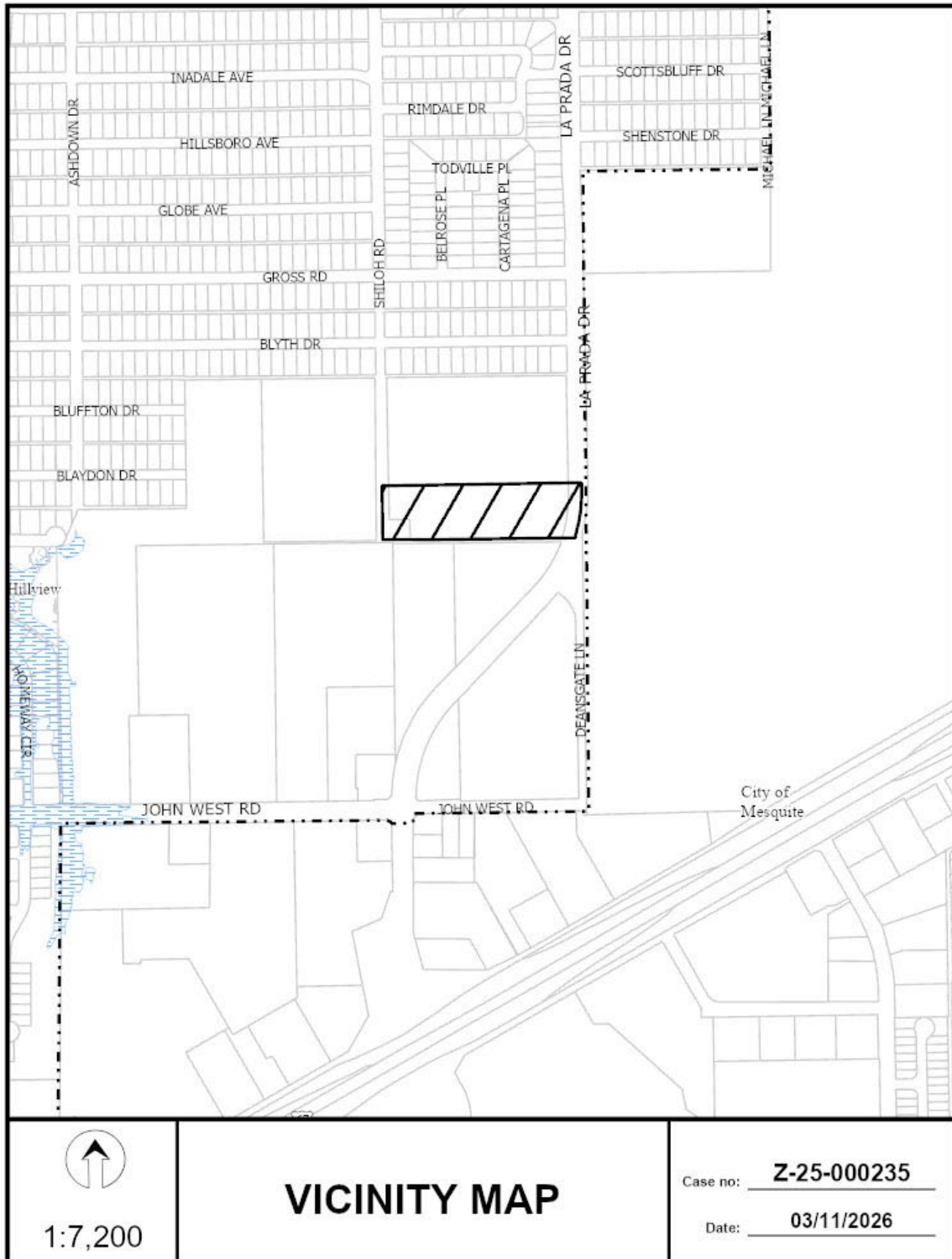
(a) The Property must be properly maintained in a state of good repair and neat appearance.

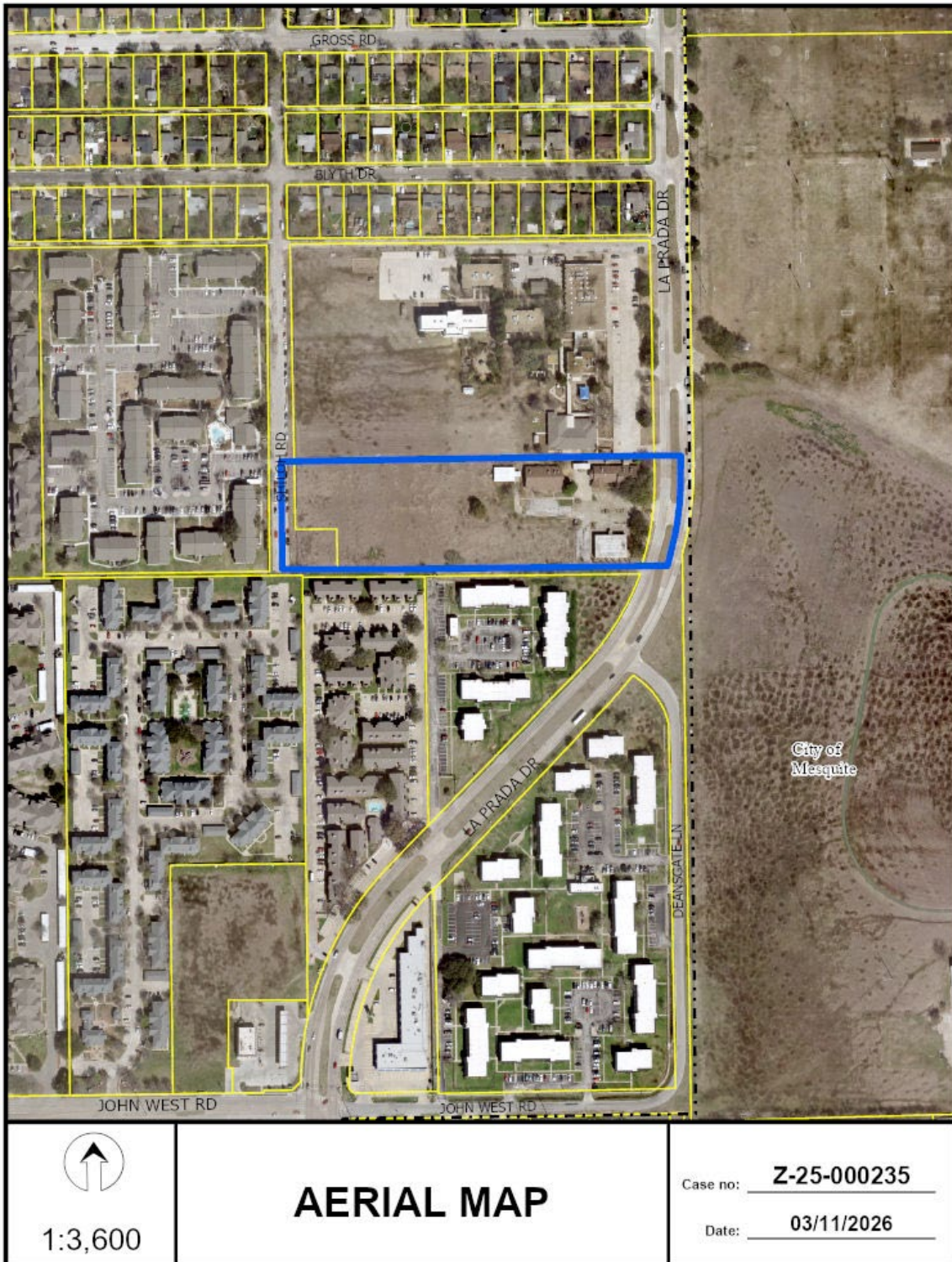
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

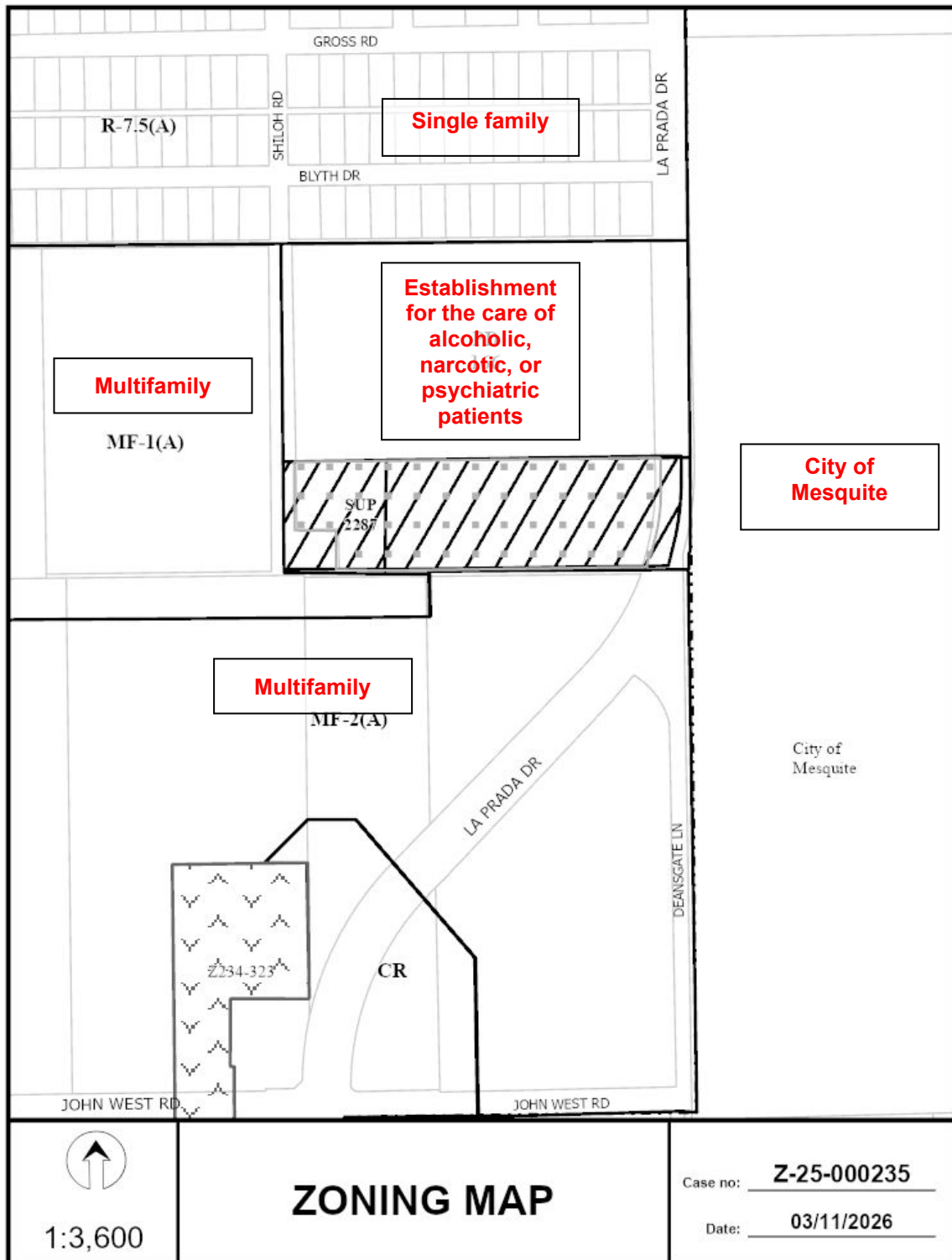
**SEC. 51P-XXX.121. COMPLIANCE WITH CONDITIONS.**

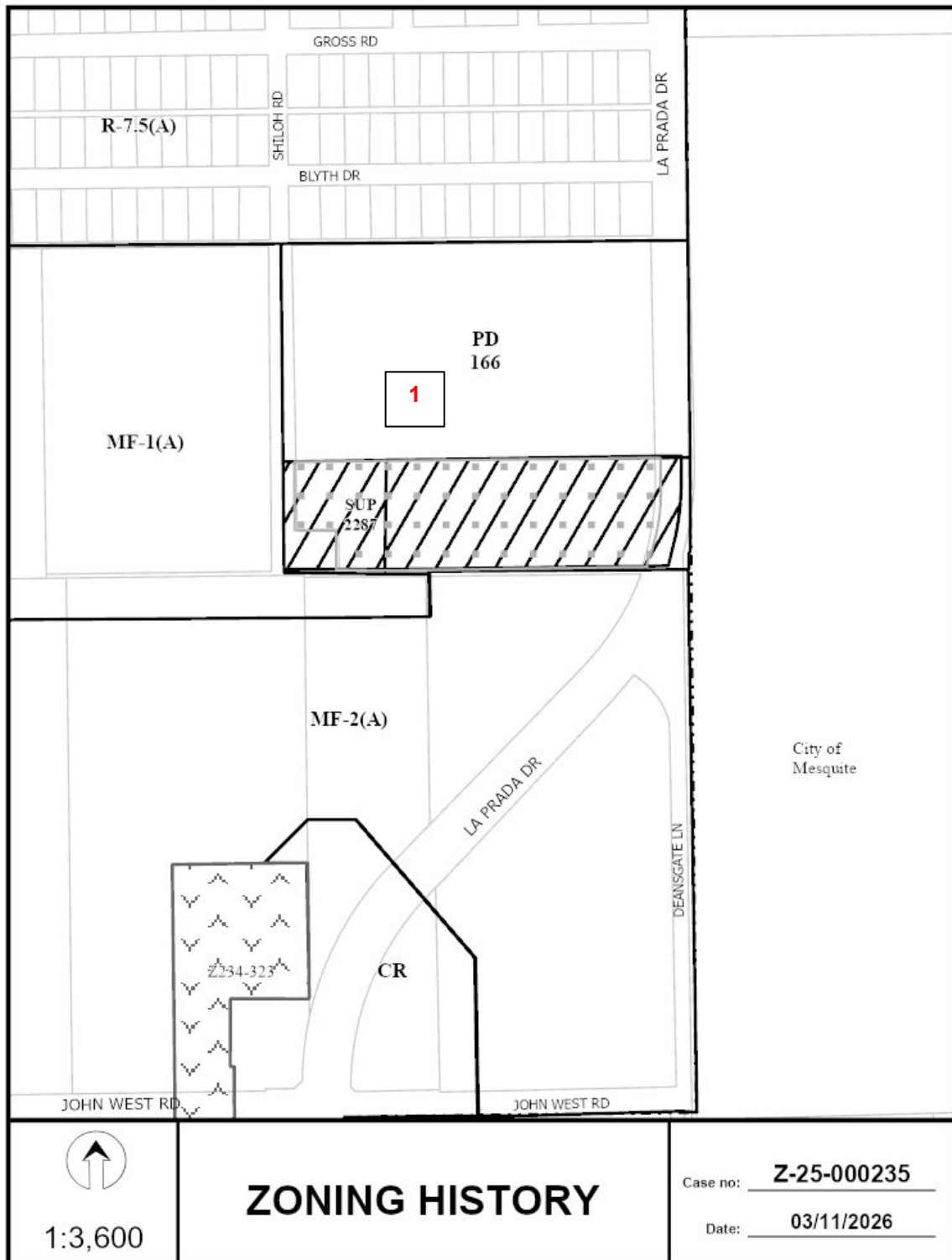
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

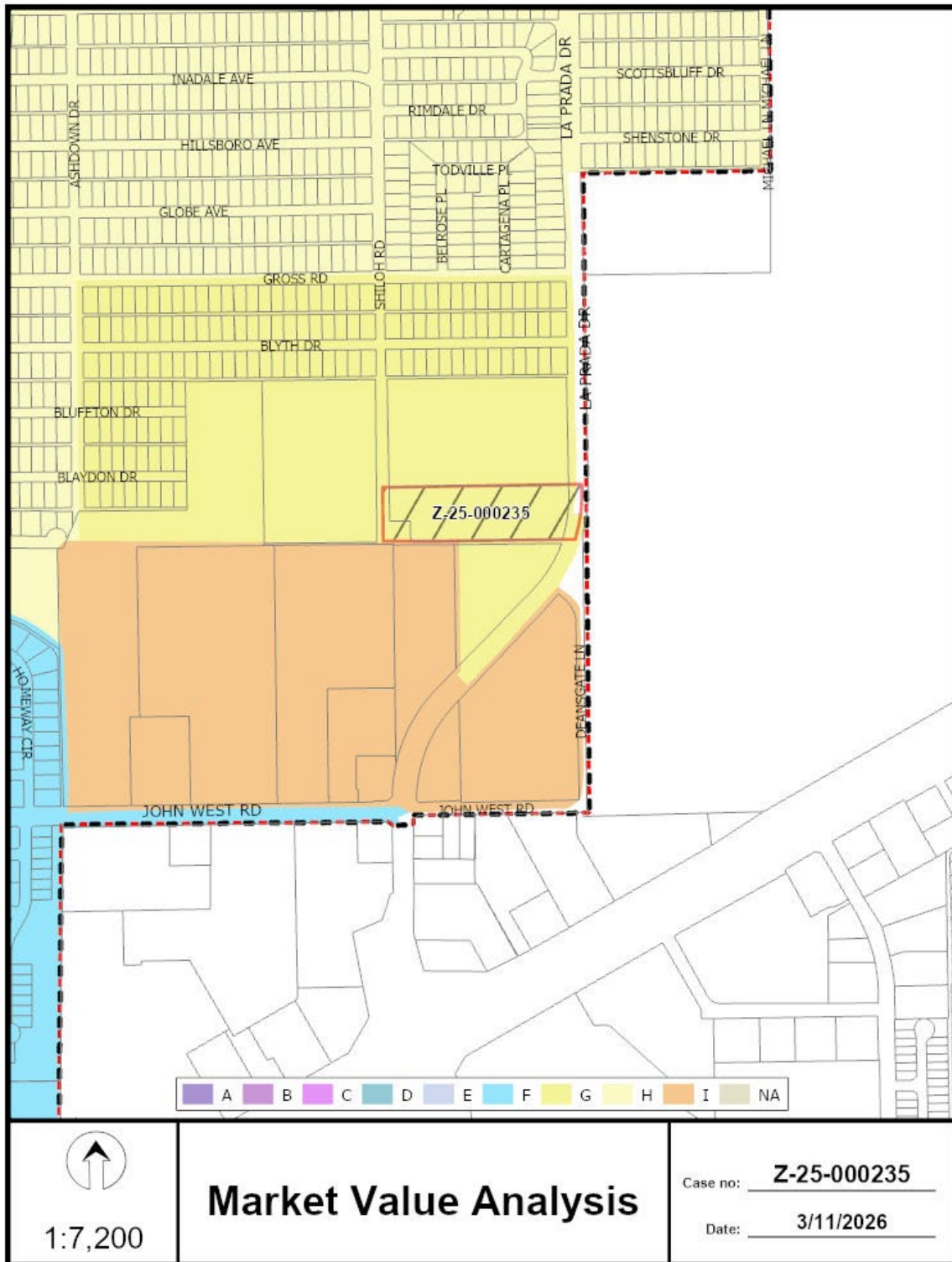
(b) The building official shall not issue a building permit to authorize work or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

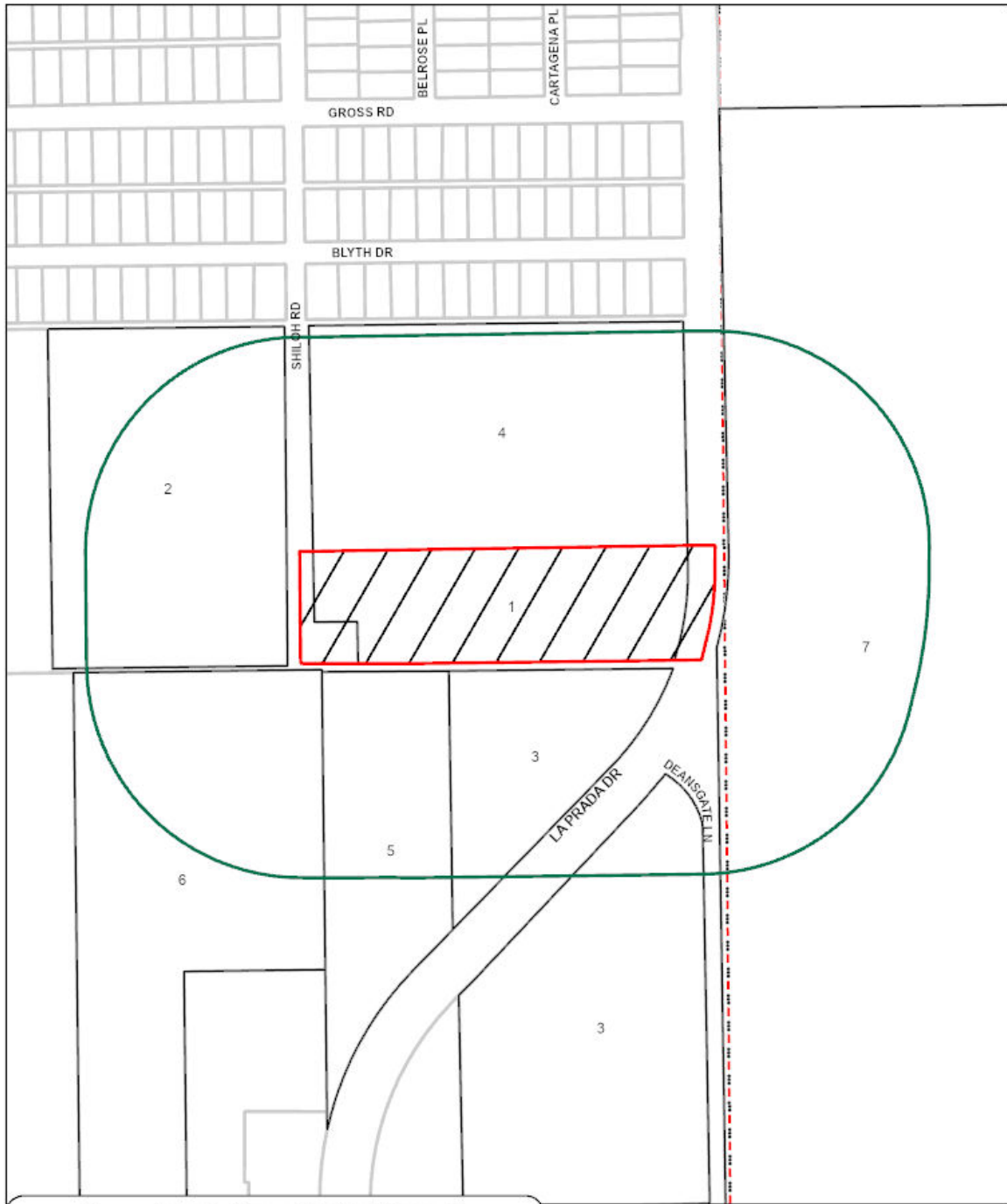












|                  |                                      |
|------------------|--------------------------------------|
| <u>7</u>         | Property Owners Notified (8 parcels) |
| <u>0</u>         | Replies in Favor (0 parcels)         |
| <u>0</u>         | Replies in Opposition (0 parcels)    |
| <u>500'</u>      | Area of Notification                 |
| <u>4/23/2026</u> | Date                                 |

**Z-25-000235**  
**CPC**



1:3,600

Z-25-000235

04/22/2026

## ***Reply List of Property Owners***

***Z-25-000235***

***7 Property Owners Notified***

***0 Property Owners in Favor***

***0 Property Owners Opposed***

| <b><i>Reply</i></b> | <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>                 |
|---------------------|-----------------------|-----------------------|-------------------------------------|
|                     | 1                     | 8625 LA PRADA DR      | VYLLA HOMES LLC THE                 |
|                     | 2                     | 8702 SHILOH RD        | SHILOH VILLAGE PRESERVATION LP      |
|                     | 3                     | 2800 JOHN WEST RD     | NIW PRADA LLC                       |
|                     | 4                     | 8733 LA PRADA DR      | NEXUS RECOVERY CENTER<br>FOUNDATION |
|                     | 5                     | 8383 LA PRADA DR      | LAPRADAPLACE DAL RUBY APT LLC       |
|                     | 6                     | 2631 JOHN WEST RD     | PC TREYMORE LLC                     |
|                     | 7                     | 3737 MOTLEY DR        | DALLAS COLLEGE                      |