

CITY PLAN COMMISSION

THURSDAY, OCTOBER 9, 2025

Planner: Teaseia Blue, B. Arch, MBA

FILE NUMBER: Z245-151(TB)/Z-25-000054 **DATE FILED:** January 15, 2025

LOCATION: Between La Prada Dr and Shiloh Road, south of Blyth Drive.

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 11.603 acres **CENSUS TRACT:** 48113012302

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Nexus Recovery Center Foundation

REQUEST: An application for an amendment to Planned Development District 166 and to rezone the southwest portion of Planned Development District 166 to MF-2(A) Multifamily District.

SUMMARY: The purpose of the request is to amend the PD ordinance and development plan to allow for additional buildings on the site for an existing establishment for the care of alcoholic, narcotic, or psychiatric patients.

STAFF

RECOMMENDATION: 1) **Approval** of the amendment to PD 166, subject to amended conditions and amended development plan and 2) **Approval** of MF-2(A) Multifamily District on a portion.

Planned Development District No 166:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=166>

BACKGROUND INFORMATION:

- The property is currently developed as an establishment for the care of alcoholic, narcotic, or psychiatric patients. This use is limited exclusively to resident or outpatient treatment of alcoholic or narcotic patients.
- Current buildings on site consist of the: childcare building, office buildings, and dormitories.
- The purpose of this request is to allow for additional buildings that will house dormitories and offices on the site.
- The applicant is proposing to amend the ordinance to remove Area 2 and to modify the boundaries of Area 1. This amendment will reconfigure the legal description of the overall PD and remove the designation of Area 1 and 2 out of the PD.
- The request will remove Area 2 conceptual plan and requirements for Area 2 development plan from the PD.
- This amendment will increase the allowable square footage for an establishment for the care of alcoholic, narcotic, or psychiatric patients from 89,785 to 155,000 sf .
- The development plan for this use is being amended to show the location of the new PD boundaries and the additional dormitories and offices on the site.
- This request will amend and replace the existing Exhibit 166A Area 1 development plan/Area 2 conceptual plan with one development plan for the overall site.
- The area of request is geographically located east of the downtown area, 18 miles.
- This lot has frontage along La Prada Drive and Shiloh Road.
- At the time of the previous posting, staff became aware of the omission of a “to district” for the area to be removed from the PD in the original notification. As such, the case was then notified with information regarding the proposed district for the area to be removed from the PD. This report includes analysis of both the PD amendment and the reduction of PD 166 to newly zoned property of MF-2(A).

Zoning History:

There have been zero zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
La Prada Drive	Major Arterial	80' ROW

Shiloh Road	Minor Arterial	
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Traffic:

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.

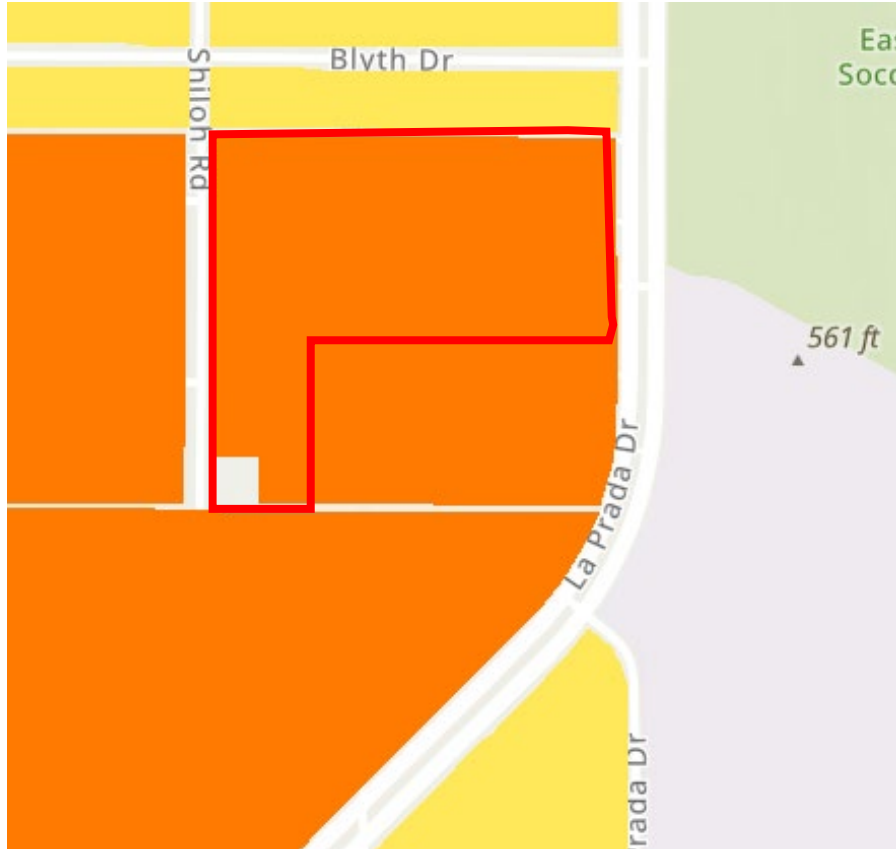
Transit Access:

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

DART Route 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 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.

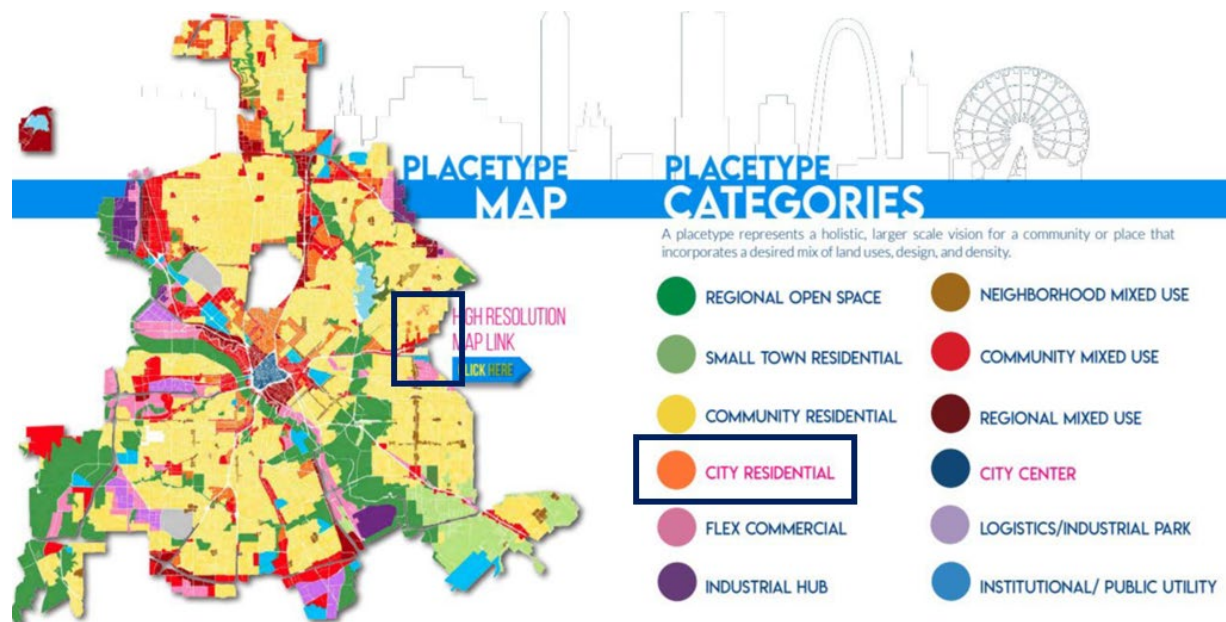
The request would comply with the following placetype and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

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

The City Residential Placetype delivers diverse housing options, including high-rise apartments, mid-rise multifamily units, and townhomes. Located in urban and suburban settings, they focus on connectivity, affordability, and access to transit. Mixed-use development and proximity to job centers make these neighborhoods ideal for urban living.

The existing use of an establishment for the care of alcoholic, narcotic, or psychiatric patients is in alignment with the purpose and character of the City Residential Placetype. The uniqueness of this institutional supporting use in this placetype will offer temporary housing option for patients during inpatient treatment. This institutional use is surrounded by single family and multifamily. The proximity to DART bus routes will allow patients access to and from the site for outpatient treatment. The proposed MF-2(A) district is also appropriately aligned with the 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	PD 166	Establishment for the care of alcoholic, narcotic, or psychiatric patients
North	R-7.5(A) Single Family District	Single Family
East	City of Mesquite	
South	MF-2(A) Multifamily District SUP 2287 R-7.5(A) Single Family District	Multifamily Seminary and a Convent or Monastery
West	MF-2(A) Multifamily District	Multifamily

Land Use Compatibility:

The approximately 11.603 acres area of request is currently located on developed with an establishment for the care of alcoholic, narcotic, or psychiatric patients. The purpose of the request is to amend the PD ordinance and development plan to allow for additional buildings that will house dormitories and offices on the site. The property is currently located in Planned Development District 166. Surrounding properties consist of R-7.5(A) Single Family District to the north, City of Mesquite to the east, MF-2(A) Multifamily

District and R-7.5(A) Single Family District to the south and MF-2(A) Multifamily District to the west.

Planned Development District 166 was established on December 7, 1983. The development for an Establishment for the care of alcoholic, narcotic, or psychiatric patients was always intended to allow for dormitories to serve resident treatment of alcoholic or narcotic patients. The proposed amendment of the ordinance to allow for an additional 65,215 square feet (from 89,785 to 155,000 sf) will allow this development to achieve that goal. The revision to the PD unifies the two subdistricts and simplifies the text.

Designating the portion being removed from the PD as MF-2(A) is the most appropriate district for that site, which would be similar in entitlements and permits multifamily. This would also be consistent with districts to the west and south.

Staff recommends approval of this request to allow for additional dormitories and offices on the site, subject to amended conditions and an amended development plan.

Landscaping:

Landscaping on the Property must meet the requirements for an office district adjacent to an R-7.5 district contained in Article X per SEC. 51P-166.111.

Parking:

A minimum of 133 off street parking spaces must be provided in the location shown on the development plan per SEC. 51P-166.108.

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 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 “G” MVA area. The site is surrounded by the “G” MVA area in all directions immediately adjacent to the site.

List of Principal/Partners/Officers

Nexus Incorporated

Heather Ormand, CEO

Kristy Faus, Director

Nicole Blythe, Director

Cait Chapman, Director

Karen Rogers, Director

Sunny Ackerman, Director

Billy Murray, Director

The Vylla Homes, LLC

Hamed Hakiman, Member

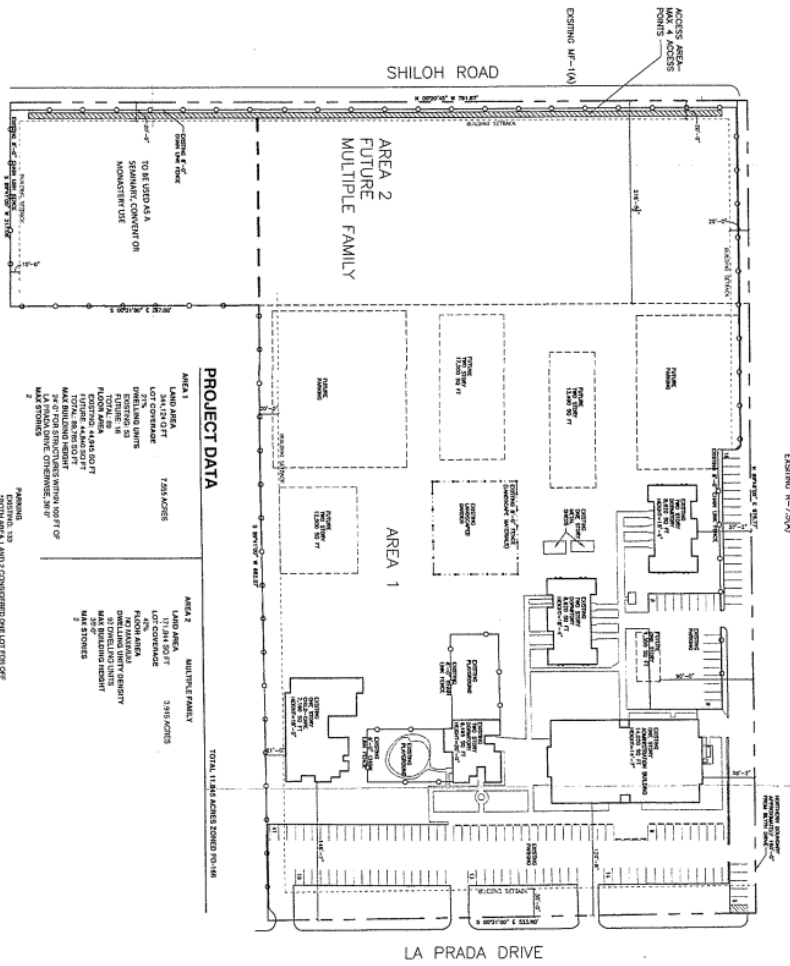
Emad Noorizadeh, Member

Existing Development Plan

30923

180973

Nexus Recovery Center



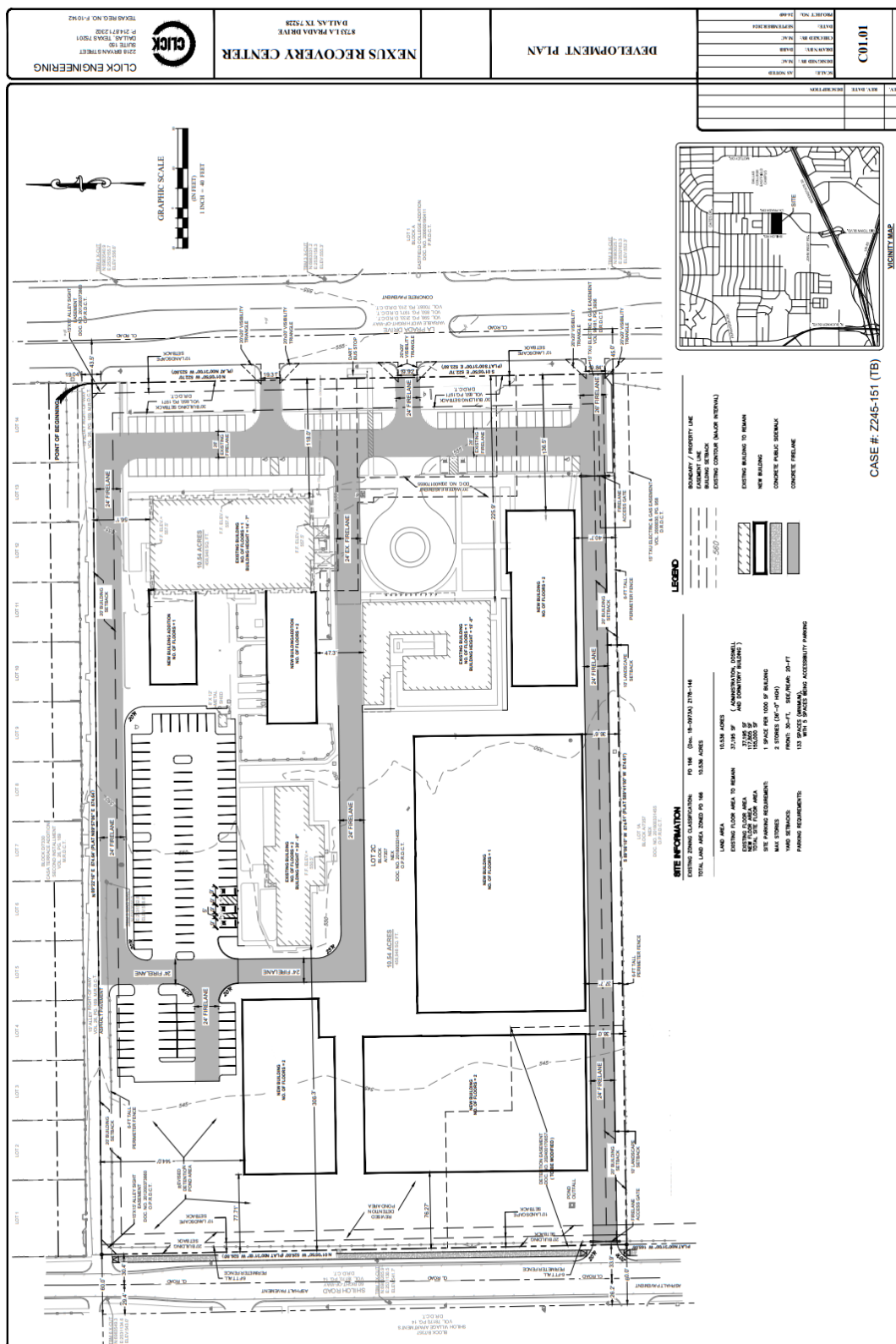
Approved
City Plan Commission
March 22, 2018

Exhibit 166A
Planned Development
District No. 166

Z178-146(JM)
AREA 1 DEVELOPMENT PLAN / AREA 2 CONCEPTUAL PLAN
8733 LA PRADA DR., DALLAS TX 75228
PD-166

SCALE 1"=50'-0"

Amended Development Plan



Amended PD Conditions

ARTICLE 166.

PD 166.

SEC. 51P-166.101. LEGISLATIVE HISTORY.

PD 166 was established by Ordinance No. 18065, passed by the Dallas City Council on December 7, 1983. Ordinance No. 18065 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Subsequently, Ordinance No. 18065 was amended by Ordinance No. 19390, passed by the Dallas City Council on November 19, 1986, and Ordinance No. 20512, passed by the Dallas City Council on November 15, 1989. (Ord. Nos. 10962; 18065; 19390; 20512; 25508)

SEC. 51P-166.102. PROPERTY LOCATION AND SIZE.

PD 166 is established on property generally located on La Prada Drive, south of Blyth Drive. The size of PD 166 is approximately ~~11.854 acres~~ **10.536 acres**. (Ord. Nos. 18065; 25508)

SEC. 51P-166.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a residential zoning district. (Ord. Nos. 25508; 27794)

SEC. 51P-166.103.1. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 166A: ~~Area 4~~ development plan/~~Area 2 conceptual plan~~. (Ord. 30923)

SEC. 51P-166.104. AREA 1 DEVELOPMENT PLAN/AREA 2 CONCEPTUAL PLAN.

(a) For Area 1, development and use of the Property must comply with the Area 1 development plan/Area 2 conceptual plan (Exhibit 166A). If there is a conflict between the text of this article and the Area 1 development plan/Area 2 conceptual plan, the text of this article controls.

(b) For Area 2, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this area. If there is a conflict between the text of this article and the development plan, the text of this article controls. For a permitted use that requires a specific use permit, the approved site plan for the SUP may be used to meet the requirement of this section. (Ord. Nos. 18065; 20512; 25508; 27794; 30923)

SEC. 51P-166.105. PERMITTED USES.

The following uses are permitted on the Property:

- (1) College.
- (2) Private school.
- (3) Multiple-family residential uses.
- (4) Establishment for the care of alcoholic, narcotic, or psychiatric patients.
[This use is limited exclusively to resident or outpatient treatment of alcoholic or narcotic patients. The treatment must be of a non-medical nature.]
- (5) Seminary. *[SUP]*
- (6) Convent or monastery *[Only allowed in association with a seminary. SUP]* (Ord. Nos. 20512; 25508; 30923)

SEC. 51P-166.106. FLOOR AREA AND DWELLING UNIT DENSITY.

(a) All college uses, private school uses, and establishments for the care of alcoholic, narcotic, or psychiatric patients combined may not exceed ~~89,785~~ 155,000 square feet of floor area.

(b) The multiple-family residential uses are limited to a maximum of 69 dwelling units for Area 1 and a maximum of 92 dwelling units for Area 2.

(c) A seminary or convent or monastery use in association with a seminary may not exceed 48,200 square feet of combined floor area. (Ord. Nos. 20512; 25508; 27794; 30923)

SEC. 51P-166.107. MAXIMUM HEIGHT.

(a) Except as provided in this section, maximum permitted height for all buildings and structures on the Property is 36 feet. Any structure within 100 feet of the northern boundary of the Property may not exceed 24 feet in height. If an existing building or structure on the Property is damaged or destroyed, it may be rebuilt to its original height without the approval of the board of adjustment.

(b) Maximum permitted fence height is eight feet in the location shown on the Area 1 development plan/Area 2 conceptual plan. (Ord. Nos. 19390; 25508; 27794)

SEC. 51P-166.108. PARKING.

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

(b) A minimum of 133 off street parking spaces must be provided in the location shown on the development plan

(c) For purposes of this section, Area 1 and Area 2 are considered one lot. (Ord. Nos. 18065; 25508; 27794)

SEC. 51P-166.109. SIGNS.

All signs on the Property must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 18065; 25508)

SEC. 51P-166.110. ROAD IMPROVEMENTS.

Prior to the issuance of a building permit for any multiple-family residential uses on the Property, the parking area south of the gymnasium must be constructed to provide access from the multiple-family uses to La Prada and a turnaround must be constructed at the southern end of Shiloh Road on this Property. The turnaround must be indicated on and approved as part of the plat required to be submitted on the multiple-family residential portion of the Property. (Ord. Nos. 19390; 25508)

SEC. 51P-166.111. LANDSCAPING.

Landscaping on the Property must meet the requirements for an office district adjacent to an R-7.5 district contained in Article X. (Ord. Nos. 19390; 25508)

SEC. 51P-166.112. GENERAL REQUIREMENTS.

Development of the Property must comply with all applicable codes and regulations of the city. (Ord. Nos. 18065; 25508; 26102)

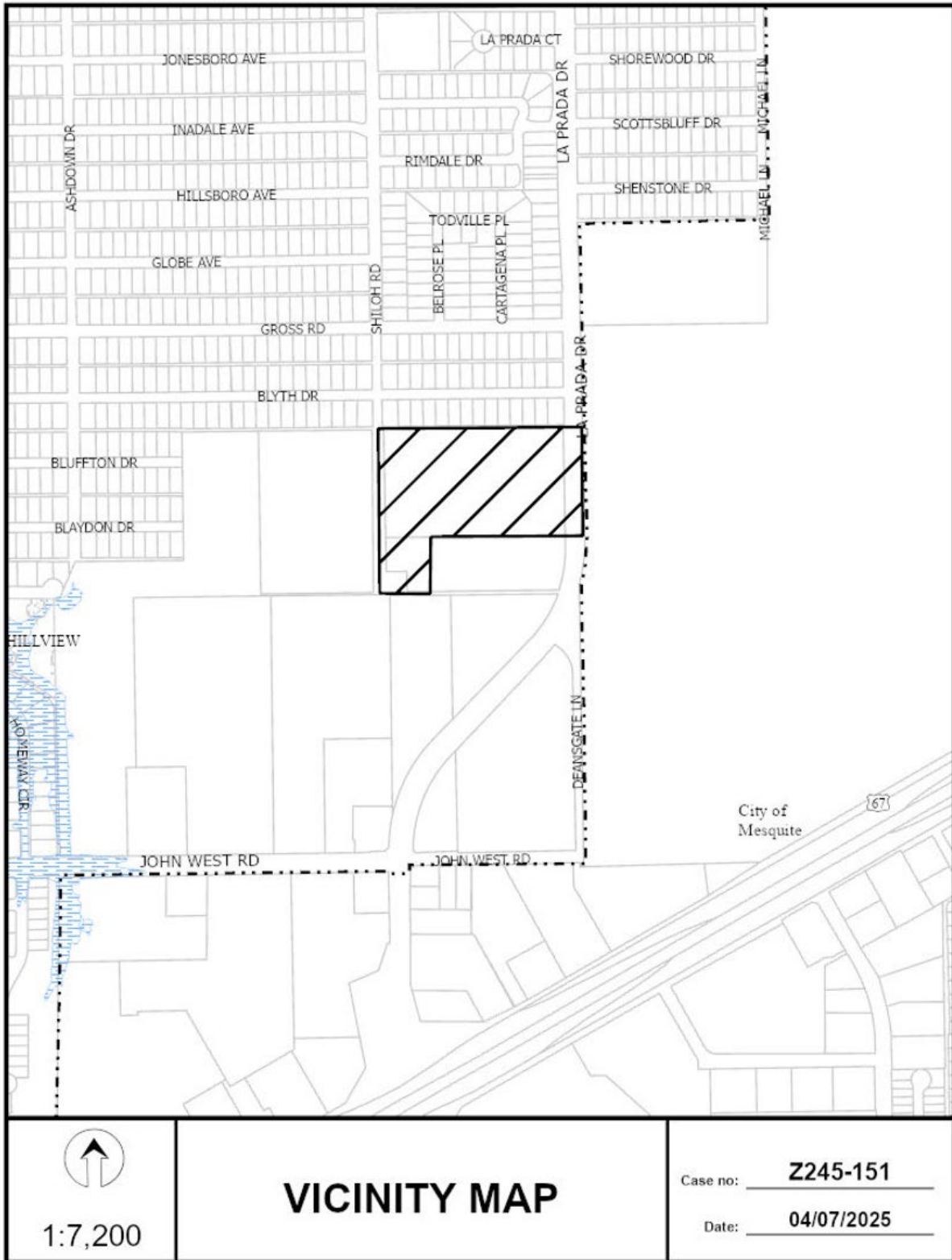
SEC. 51P-166.113. PAVING.

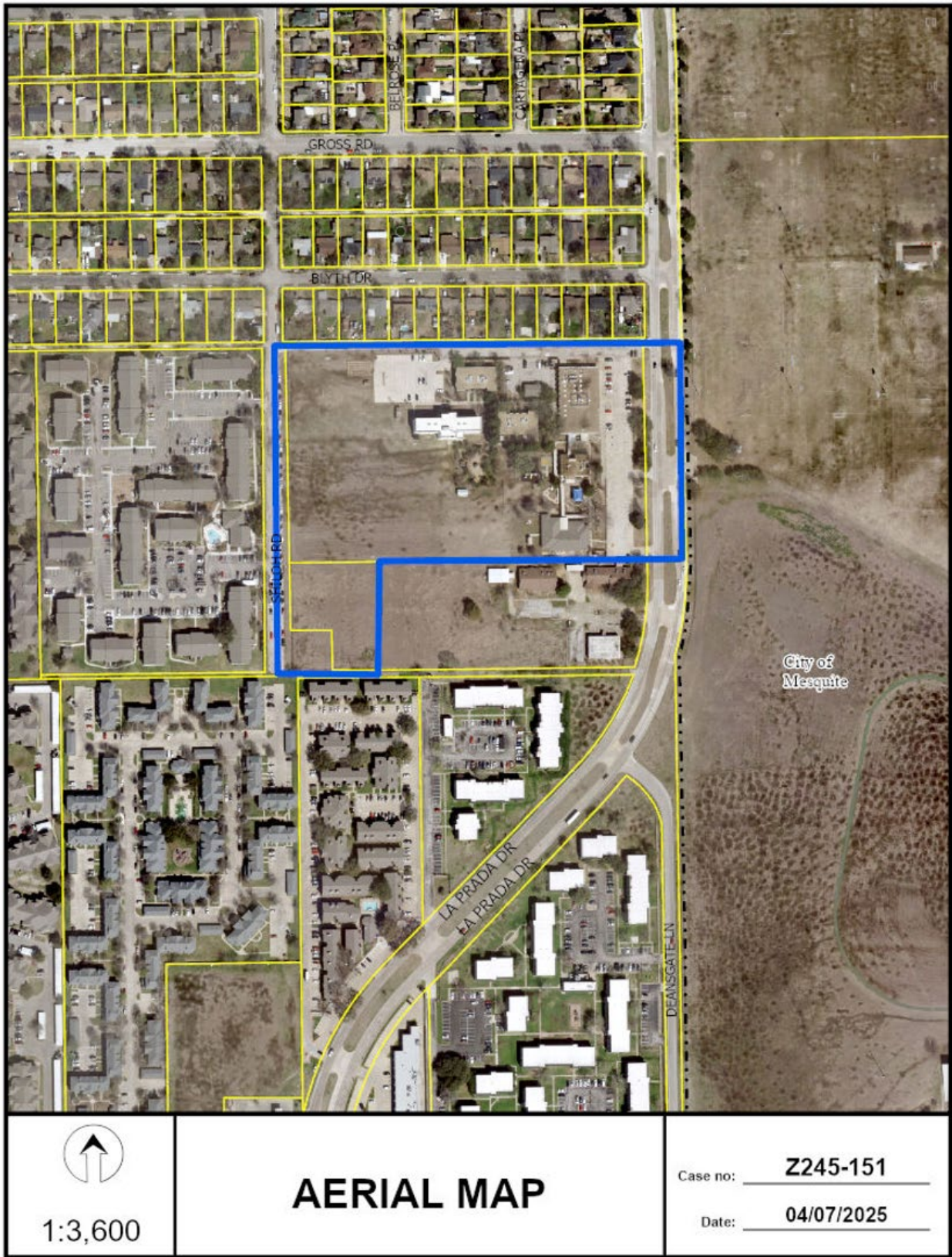
(a) All streets, driveways, parking spaces, and maneuvering areas for parking must comply with the requirements of the Dallas Development Code.

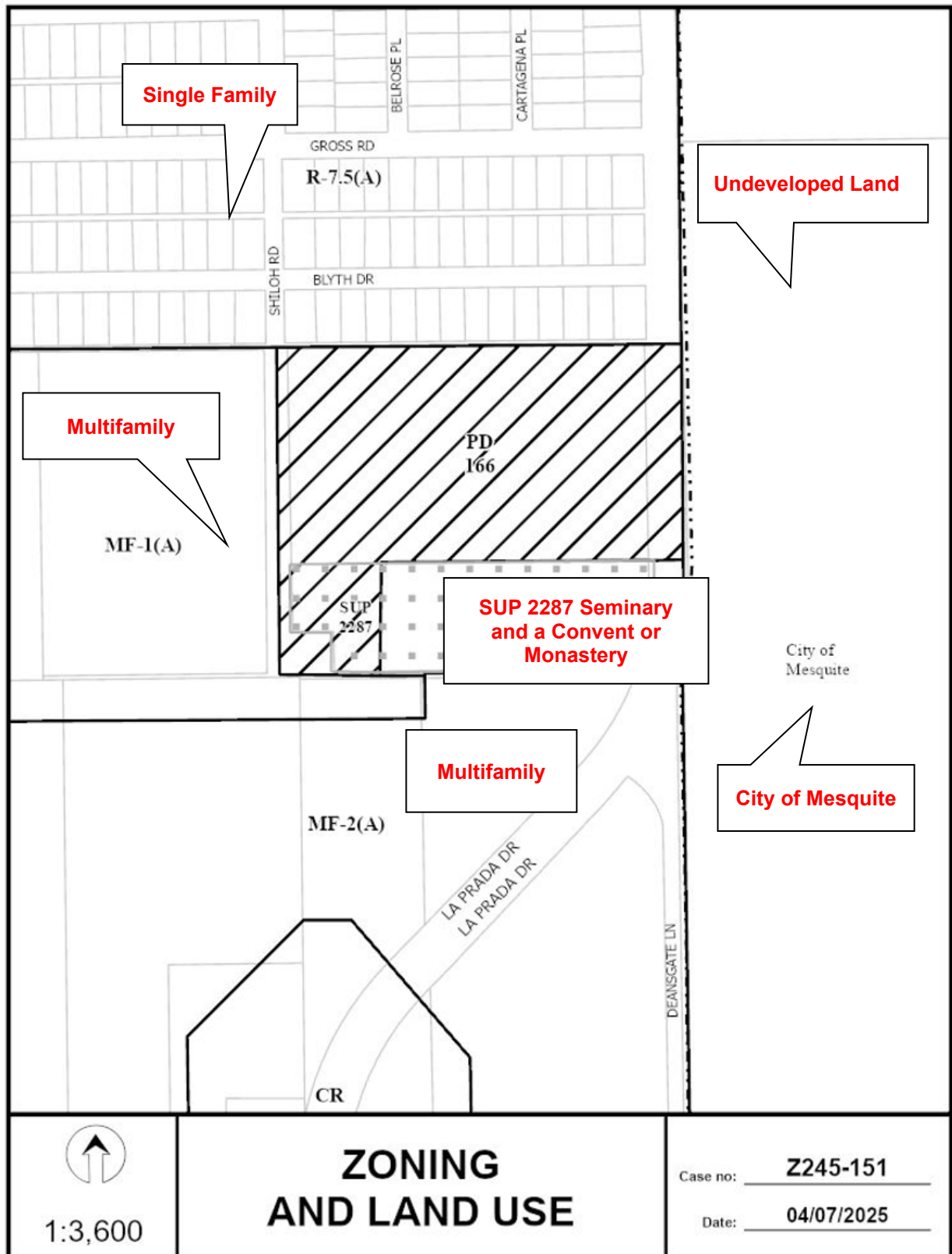
(b) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications to the satisfaction of the director of public works and transportation. (Ord. Nos. 18065; 25508; 26102)

SEC. 51P-166.114. COMPLIANCE WITH CONDITIONS.

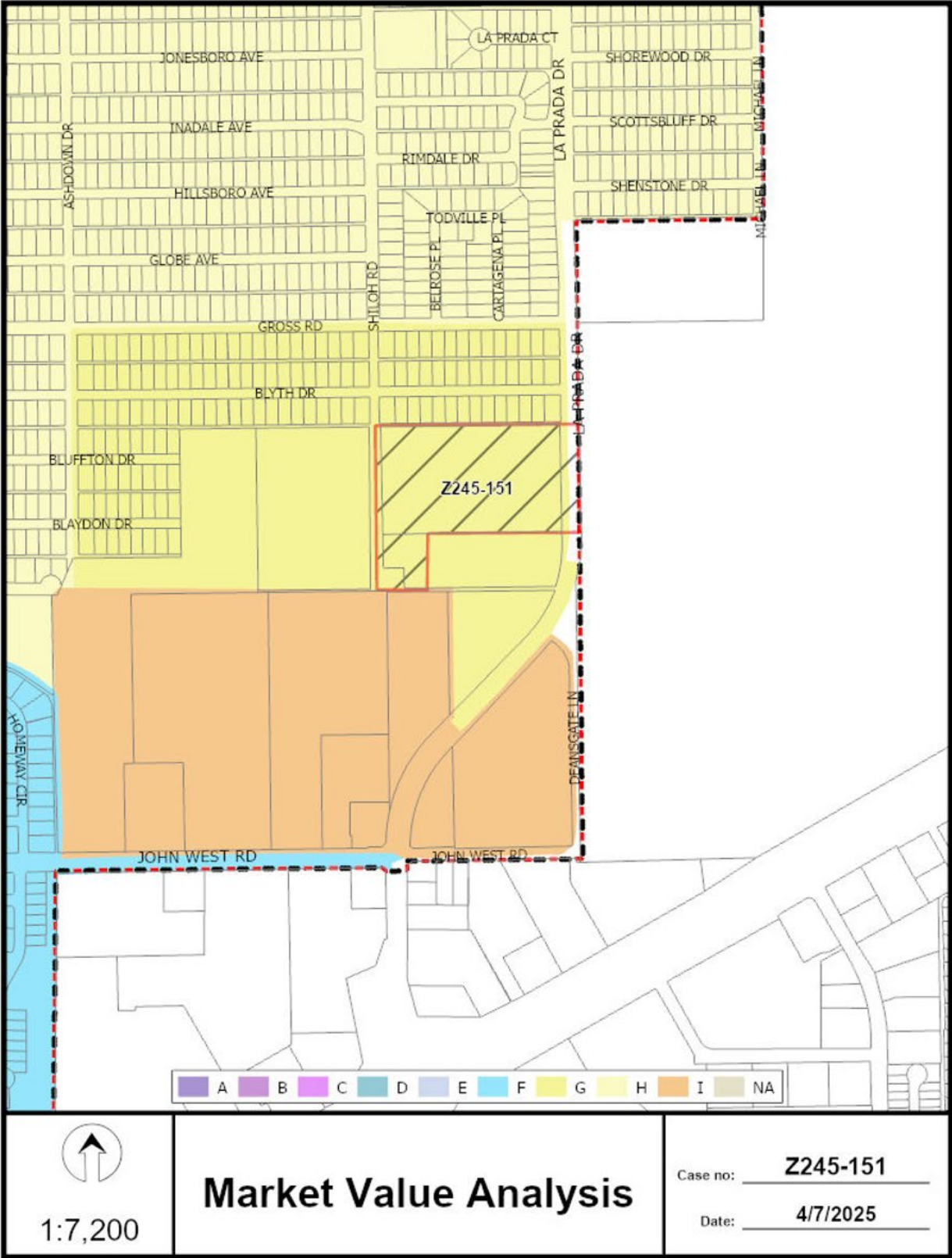
The building official shall not issue a certificate of occupancy for a use in this PD until there has been full compliance with this article and with the construction codes and all other applicable ordinances of the Dallas City Code. (Ord. Nos. 18065; 25508)











The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.		El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.																																																														
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04/07/2025

Notification List of Property Owners***Z245-151******69 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8625 LA PRADA DR	VYLLA HOMES LLC THE
2	8733 LA PRADA DR	Taxpayer at
3	2620 BLYTH DR	ZAMARRON GERARDO MARTINE &
4	2626 BLYTH DR	MUNGUIA CLEMENTE FABIAN &
5	2630 BLYTH DR	JUAREZ RAFAEL EST OF
6	2636 BLYTH DR	SLIDER CODY MICHAEL
7	2640 BLYTH DR	NUNES RAEJEAN
8	2646 BLYTH DR	GUERRERO ELIGIO VAZQUEZ
9	2650 BLYTH DR	MATN PARTNERS 1
10	2656 BLYTH DR	SANDOVAL ARISTEO
11	2630 GROSS RD	BEVINEAU DELEACE D
12	2636 GROSS RD	WATTS REBECCA & CODY
13	2640 GROSS RD	JARAL PANFILO & SERAFIN
14	2646 GROSS RD	REYES MARTIN
15	2650 GROSS RD	FUENTES JESSICA
16	2656 GROSS RD	B&B HOME INVESTMENTS LLC
17	2655 BLYTH DR	REVILLA FILIBERTO
18	2649 BLYTH DR	GORTON JAMES P TRUSTEE
19	2645 BLYTH DR	GUZMAN LUIS ENRIQUE &
20	2639 BLYTH DR	WILLIAMS MEGAN R & ETHAN
21	2635 BLYTH DR	BLANCHARD ROBERT THOR &
22	2629 BLYTH DR	SOS INVESTORS
23	2625 BLYTH DR	RAMIREZ JOSE M &
24	2706 GROSS RD	EDEES INVESTORS 7
25	2710 GROSS RD	CASTORENA LAURA MICHELLE R
26	2716 GROSS RD	CHAVEZ ISAAC &

04/07/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2720 GROSS RD	GONZALES PORFIRIO
28	2726 GROSS RD	VAZQUEZ ROBERTO &
29	2730 GROSS RD	ALVAREZ HORACIO
30	2736 GROSS RD	YELLOW & BLUE PROPERTIES LLC
31	2806 GROSS RD	GARCIA ALFONSO T &
32	2812 GROSS RD	GARCIA VICTOR & KARINA
33	2818 GROSS RD	TRUE LEGACY CAPITAL LLC
34	2822 GROSS RD	Taxpayer at
35	2828 GROSS RD	MIRAMONTES MARIA G
36	2832 GROSS RD	FORTALEZA PAULA
37	2838 GROSS RD	ANGUIANO LUIS &
38	2837 BLYTH DR	HERNANDEZ LUCILLE
39	2831 BLYTH DR	SMITH STEPHEN JONATHAN
40	2827 BLYTH DR	USREY MELBA GAY
41	2821 BLYTH DR	MANRIQUE RAUL
42	2817 BLYTH DR	MARTINEZ CRECENCIANO Y
43	2811 BLYTH DR	QUINONEZ PABLO
44	2805 BLYTH DR	GUTIERREZ JUAN A JR
45	2737 BLYTH DR	COPELAND ROGER S
46	2731 BLYTH DR	KHAKI INVESTMENTS LLC
47	2727 BLYTH DR	PAEZ VERONICA &
48	2721 BLYTH DR	CORNEJO ISIDORO
49	2717 BLYTH DR	ZABALETA HUGO ADONEY &
50	2711 BLYTH DR	REYES ANTONIO &
51	2707 BLYTH DR	POWELL VALERIE &
52	2706 BLYTH DR	ALVAREZ GILBERTO
53	2710 BLYTH DR	TORRES ALEJANDRO &
54	2716 BLYTH DR	GARCIA VICTOR
55	2720 BLYTH DR	NICASIO JOHN TERRY &
56	2726 BLYTH DR	REYES MARTIN RODRIGUEZ &
57	2730 BLYTH DR	SONS ONA KAY

04/07/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2736 BLYTH DR	SALGADO JOSE V
59	2806 BLYTH DR	GARCIA VINCENTE & KARINA GARCIA
60	2812 BLYTH DR	GARCIA VICENTE & KARINA
61	2822 BLYTH DR	GARCIA VICTOR J
62	2828 BLYTH DR	PERALTA FRANCISCO MONCADA &
63	2832 BLYTH DR	BLACK ALFRED JR
64	2838 BLYTH DR	DKRD PROPERTIES LLC
65	8702 SHILOH RD	SHILOH VILLAGE PRESERVATION LP
66	8411 LA PRADA DR	NIW PRADA LLC
67	8383 LA PRADA DR	LAPRADAPLACE DAL RUBY APT LLC
68	2631 JOHN WEST RD	PC TREYMORE LLC
69	3737 MOTLEY DR	DALLAS COLLEGE