

**CITY PLAN COMMISSION**

**THURSDAY, MARCH 21, 2024**

**Planner: Tasfia Zahin**

**FILE NUMBER:** M223-033(TZ) **DATE FILED:** August 22, 2023

**LOCATION:** West line of La Prada Drive, south of Blyth Drive

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** Approx. 10.54 acres **CENSUS TRACT:** 48113012302

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**APPLICANT:** Nexus Incorporated

**OWNER:** Nexus Incorporated  
The Vylla Homes, LLC

**REQUEST:** An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 166.

**STAFF RECOMMENDATION:** Approval.

**PRIOR CPC ACTION:** On February 15, 2024, City Plan Commission held this item under advisement to March 7, 2024. On March 7, 2024, City Plan Commission held this item under advisement to March 21, 2024.

**PLANNED DEVELOPMENT DISTRICT No. 166**

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

**BACKGROUND INFORMATION:**

- On December 7, 1983, Planned Development District No. 166 was established by Ordinance No. 18065 to allow a college, private school, multiple-family residential uses, establishment for the care of alcoholic, narcotic, or psychiatric patients, seminary and convent or monastery.
- The property is currently operating as the Nexus Recovery Center.
- Subsequent to the February 15, 2024, CPC hearing, the owner of a portion of the property in Area 2 signed on to the application requesting an amendment to the existing Area 1 Development Plan/Area 2 Conceptual Plan.

**REQUEST DETAILS:**

The applicant is requesting to amend the development plan for Area 1 in Planned Development District No. 166.

The applicant proposes to reconfigure an internal driveway, modify the buildable footprint at three locations, and revise the parking layout to allow fire lane access and accommodate the modified building footprint.

Landscaping is required per Article X and will be reviewed at permitting.

The Transportation Development Services Division of the Transportation Department has reviewed the request and has no objection to the proposed minor amendment.

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

Upon review of the proposed development plan, staff has determined that the request meets the minor amendment criteria for a development plan, complies with the requirements set forth by Planned Development District No. 166, and does not impact any other provisions of the ordinance.

**List of Officers**

Nexus Incorporated

Heather Ormand - CEO  
Kristy Faus - Director  
Nicole Blythe - Director  
Cait Chapman - Director  
Karen Rogers - Director  
Sunny Ackerman - Director  
Bill Murray - Director

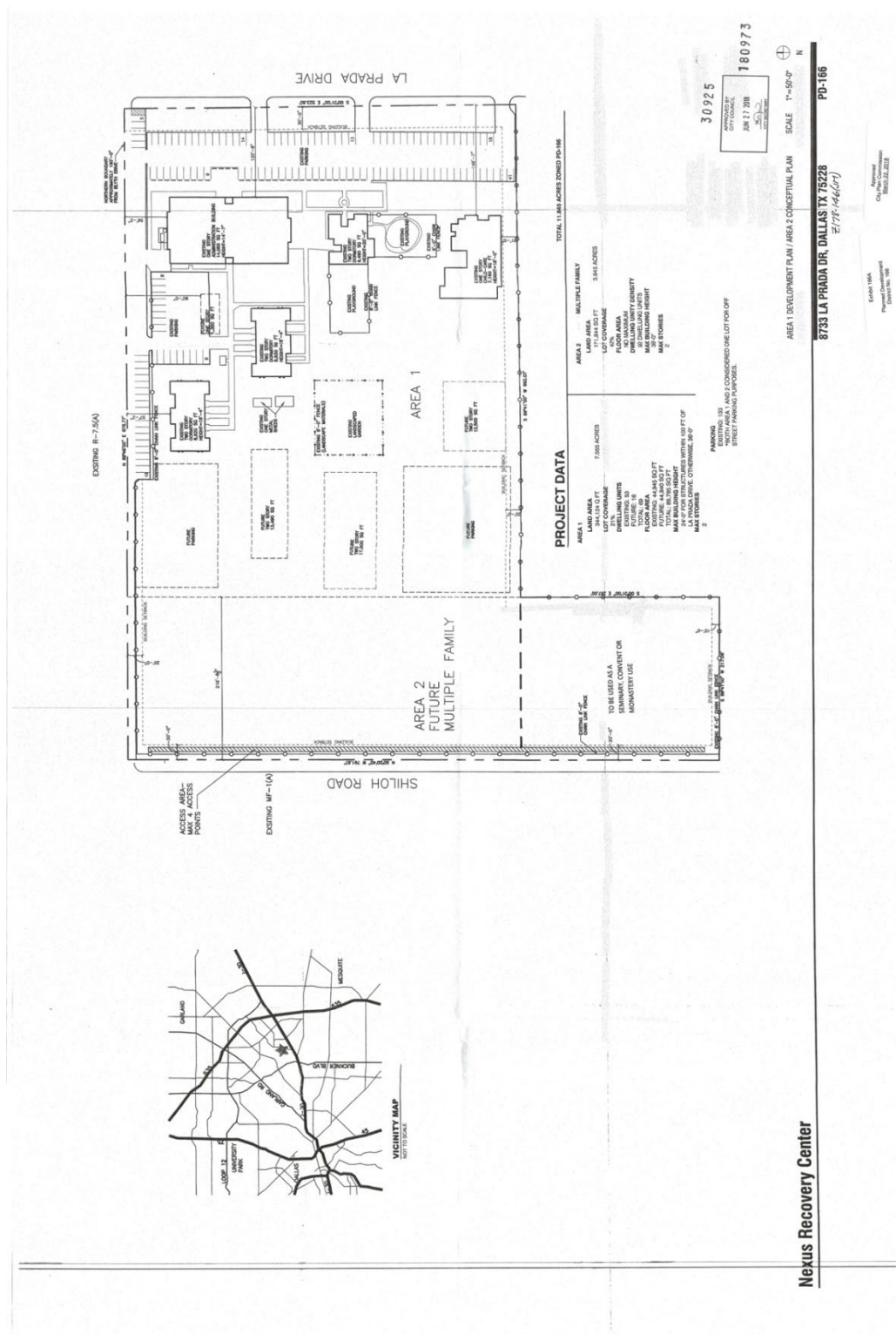
The Vylla Homes, LLC

Hamed Hakimian - Member  
Emad Noorizadeh - Member



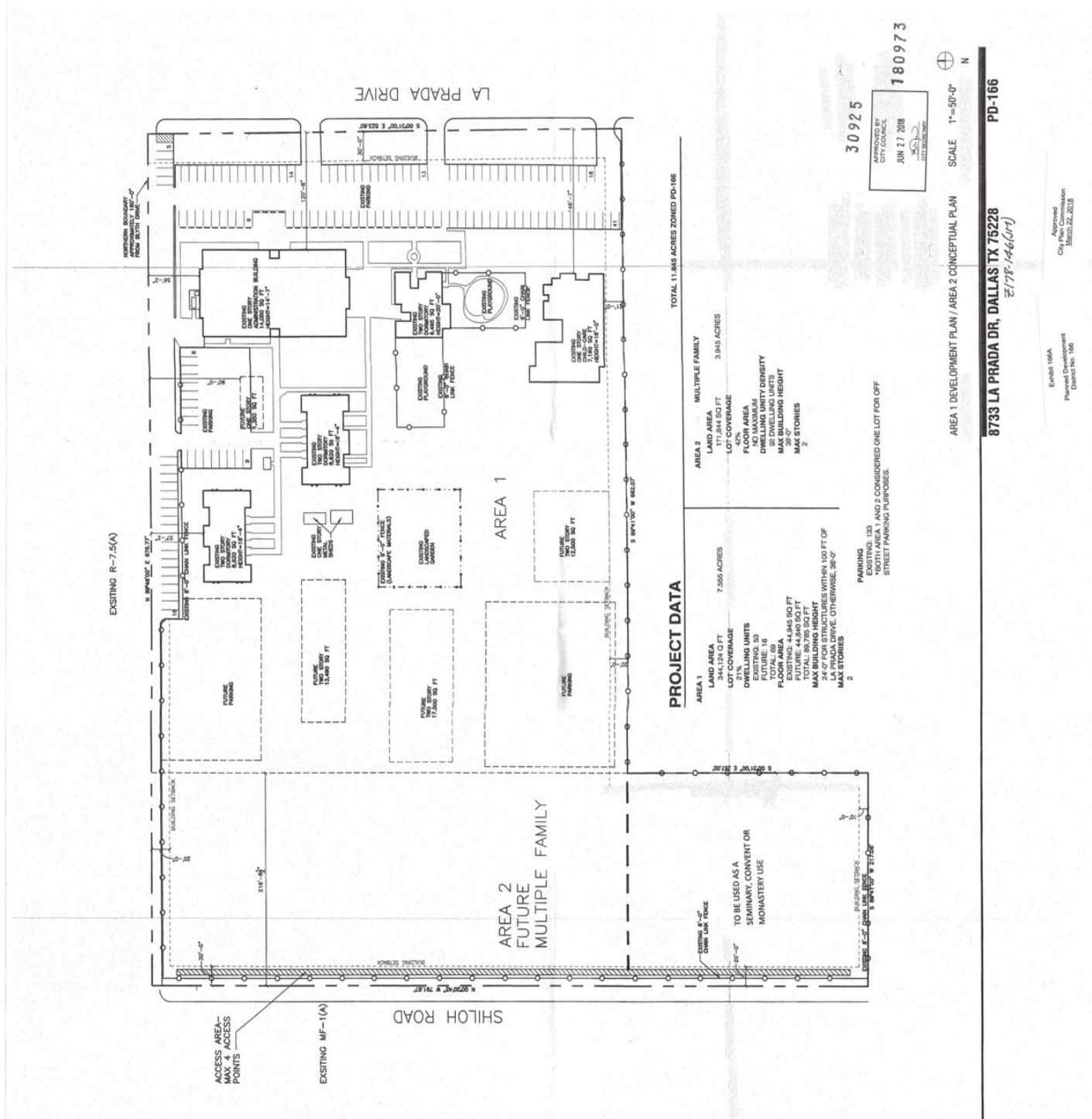


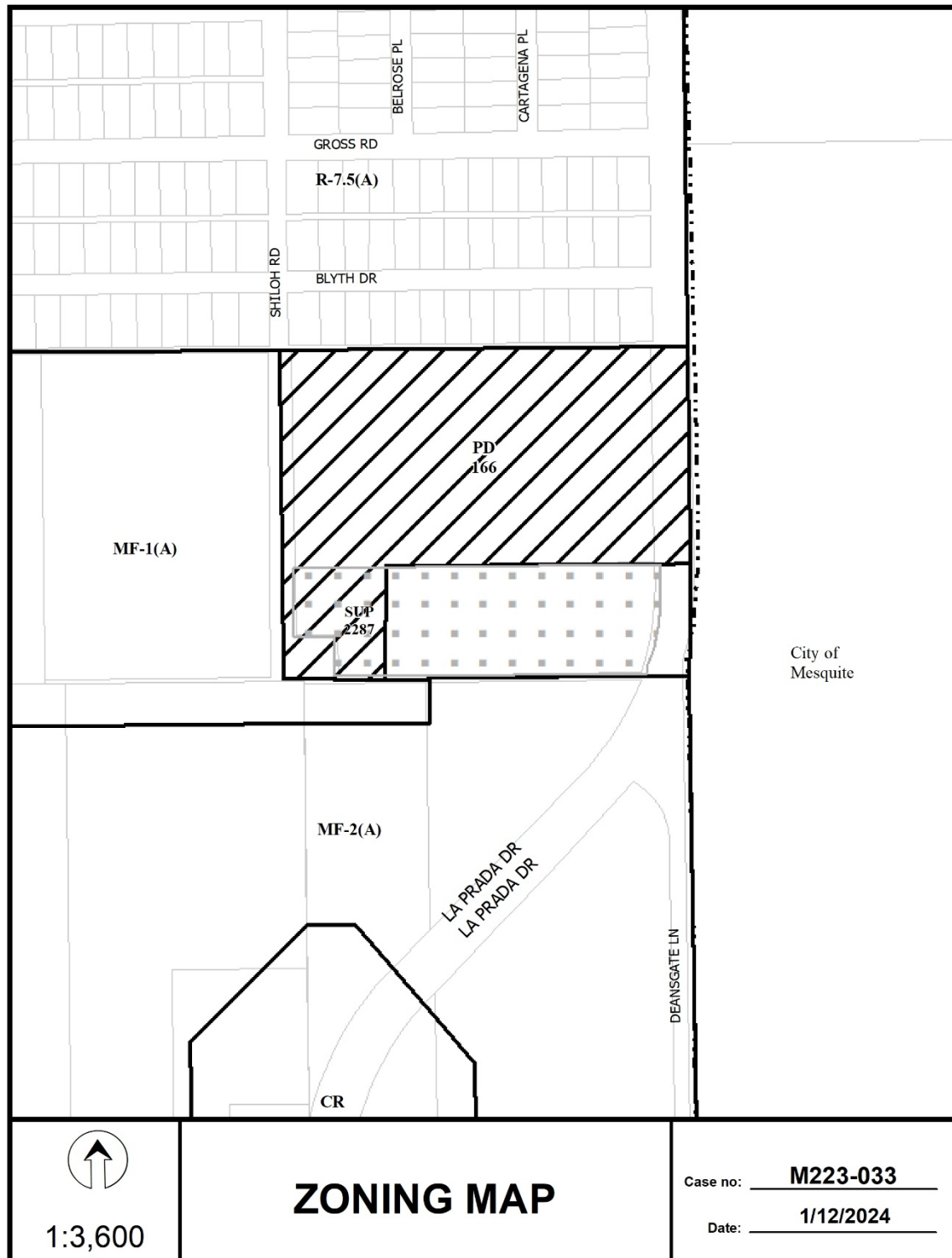
## Existing Area 1 Development Plan/Area 2 Conceptual Plan





# Existing Area 1 Development Plan/Area 2 Conceptual Plan (Enlarged)

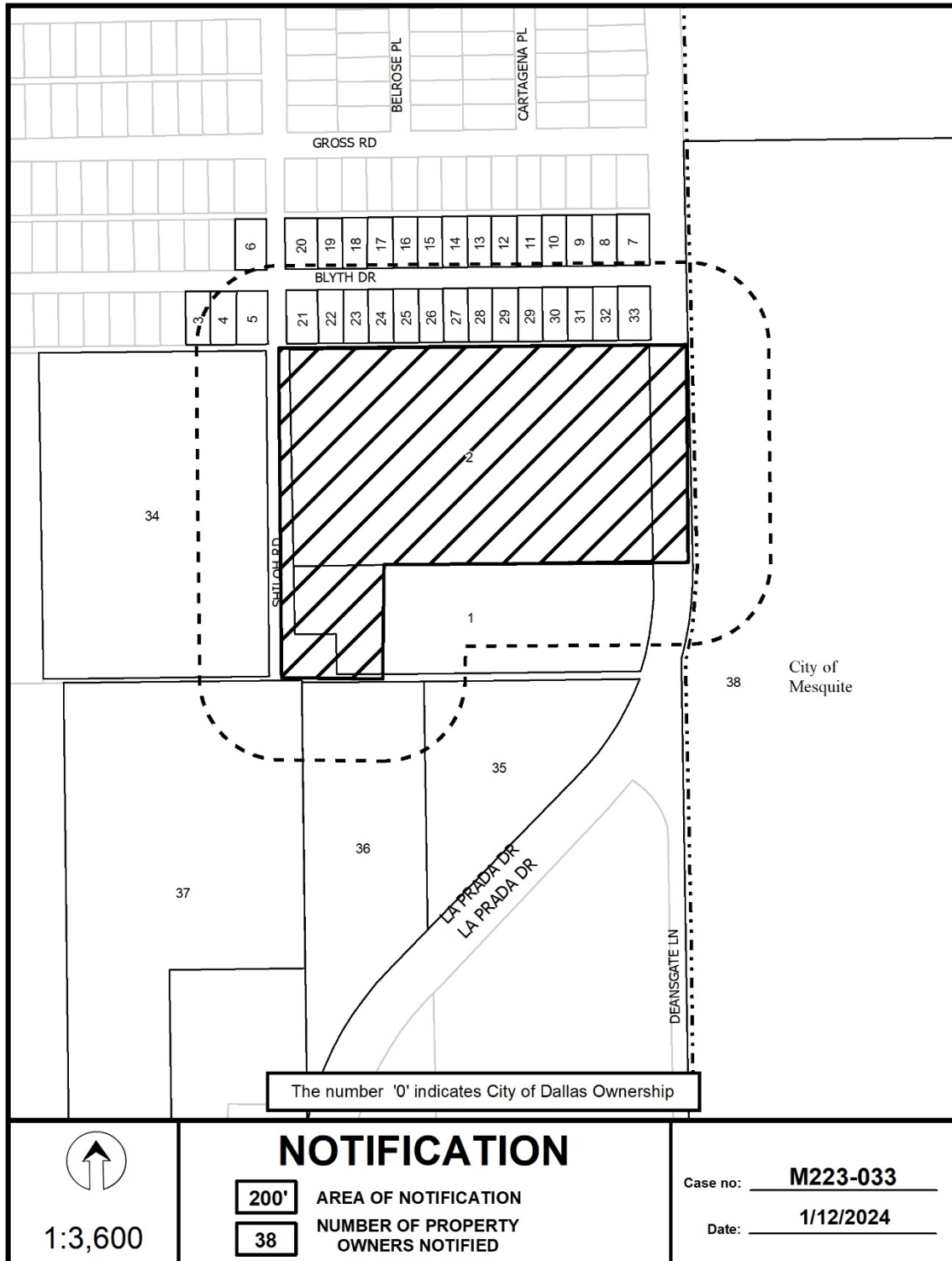








## AERIAL MAP



## ***Notification List of Property Owners***

***M223-033***

***38 Property Owners Notified***

| <i><b>Label #</b></i> | <i><b>Address</b></i> | <i><b>Owner</b></i>      |
|-----------------------|-----------------------|--------------------------|
| 1                     | 8625 LA PRADA DR      | VYLLA HOMES LLC THE      |
| 2                     | 8733 LA PRADA DR      | NEXUS INCORPORATED       |
| 3                     | 2646 BLYTH DR         | GUERRERO ELIGIO VAZQUEZ  |
| 4                     | 2650 BLYTH DR         | Taxpayer at              |
| 5                     | 2656 BLYTH DR         | SANDOVAL ARISTEO         |
| 6                     | 2655 BLYTH DR         | REVILLA FILIBERTO        |
| 7                     | 2837 BLYTH DR         | HERNANDEZ LUCILLE        |
| 8                     | 2831 BLYTH DR         | SMITH STEPHEN JONATHAN   |
| 9                     | 2827 BLYTH DR         | USREY MELBA GAY          |
| 10                    | 2821 BLYTH DR         | MANRIQUE RAUL            |
| 11                    | 2817 BLYTH DR         | MARTINEZ CRECENCIANO Y   |
| 12                    | 2811 BLYTH DR         | QUINONEZ PABLO           |
| 13                    | 2805 BLYTH DR         | GUTIERREZ JUAN A JR      |
| 14                    | 2737 BLYTH DR         | COPELAND ROGER S         |
| 15                    | 2731 BLYTH DR         | KHAKI INVESTMENTS LLC    |
| 16                    | 2727 BLYTH DR         | PAEZ VERONICA &          |
| 17                    | 2721 BLYTH DR         | CORNEJO ISIDORO          |
| 18                    | 2717 BLYTH DR         | ZABALETA HUGO ADONEY &   |
| 19                    | 2711 BLYTH DR         | REYES ANTONIO &          |
| 20                    | 2707 BLYTH DR         | POWELL VALERIE &         |
| 21                    | 2706 BLYTH DR         | ALVAREZ GILBERTO         |
| 22                    | 2710 BLYTH DR         | TORRES ALEJANDRO &       |
| 23                    | 2716 BLYTH DR         | GARCIA VICTOR            |
| 24                    | 2720 BLYTH DR         | NICASIO JOHN TERRY &     |
| 25                    | 2726 BLYTH DR         | REYES MARTIN RODRIGUEZ & |
| 26                    | 2730 BLYTH DR         | SONS ONA KAY             |

01/12/2024

| <i>Label #</i> | <i>Address</i>    | <i>Owner</i>                    |
|----------------|-------------------|---------------------------------|
| 27             | 2736 BLYTH DR     | SALGADO JOSE V                  |
| 28             | 2806 BLYTH DR     | GARCIA VINCENTE & KARINA GARCIA |
| 29             | 2812 BLYTH DR     | GARCIA VICENTE & KARINA         |
| 30             | 2822 BLYTH DR     | GARCIA VICTOR J                 |
| 31             | 2828 BLYTH DR     | PERALTA FRANCISCO MONCADA &     |
| 32             | 2832 BLYTH DR     | BLACK ALFRED JR                 |
| 33             | 2838 BLYTH DR     | DKRD PROPERTIES LLC             |
| 34             | 8702 SHILOH RD    | SHILOH VILLAGE PRESERVATION LP  |
| 35             | 8411 LA PRADA DR  | NIW PRADA LLC                   |
| 36             | 8383 LA PRADA DR  | LAPRADAPLACE DAL RUBY APT LLC   |
| 37             | 2631 JOHN WEST RD | PC TREYMORE LLC                 |
| 38             | 3737 MOTLEY DR    | DALLAS COLLEGE                  |