

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

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

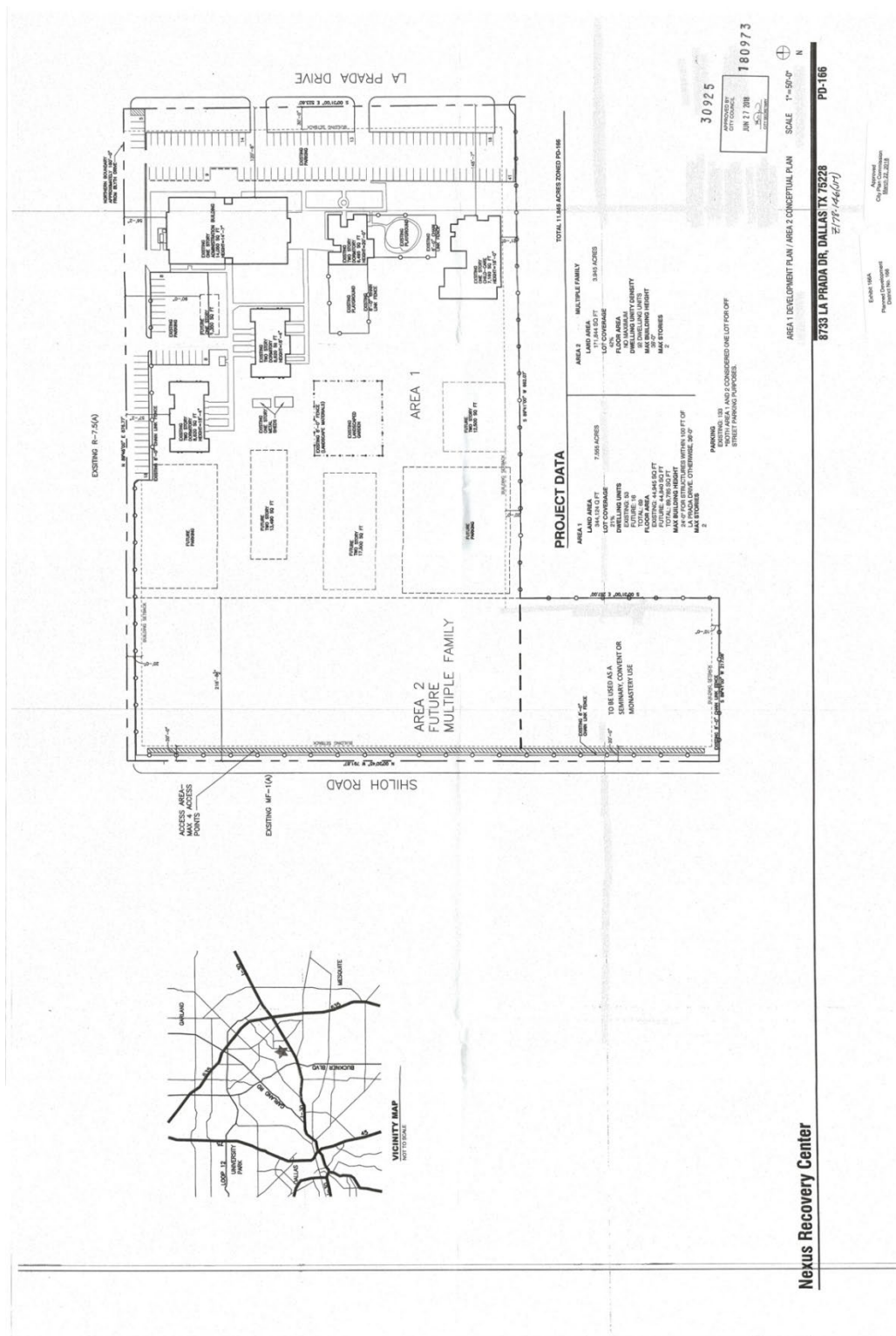
The Vylla Homes, LLC

Hamed Hakimian - Member
Emad Noorizadeh - Member

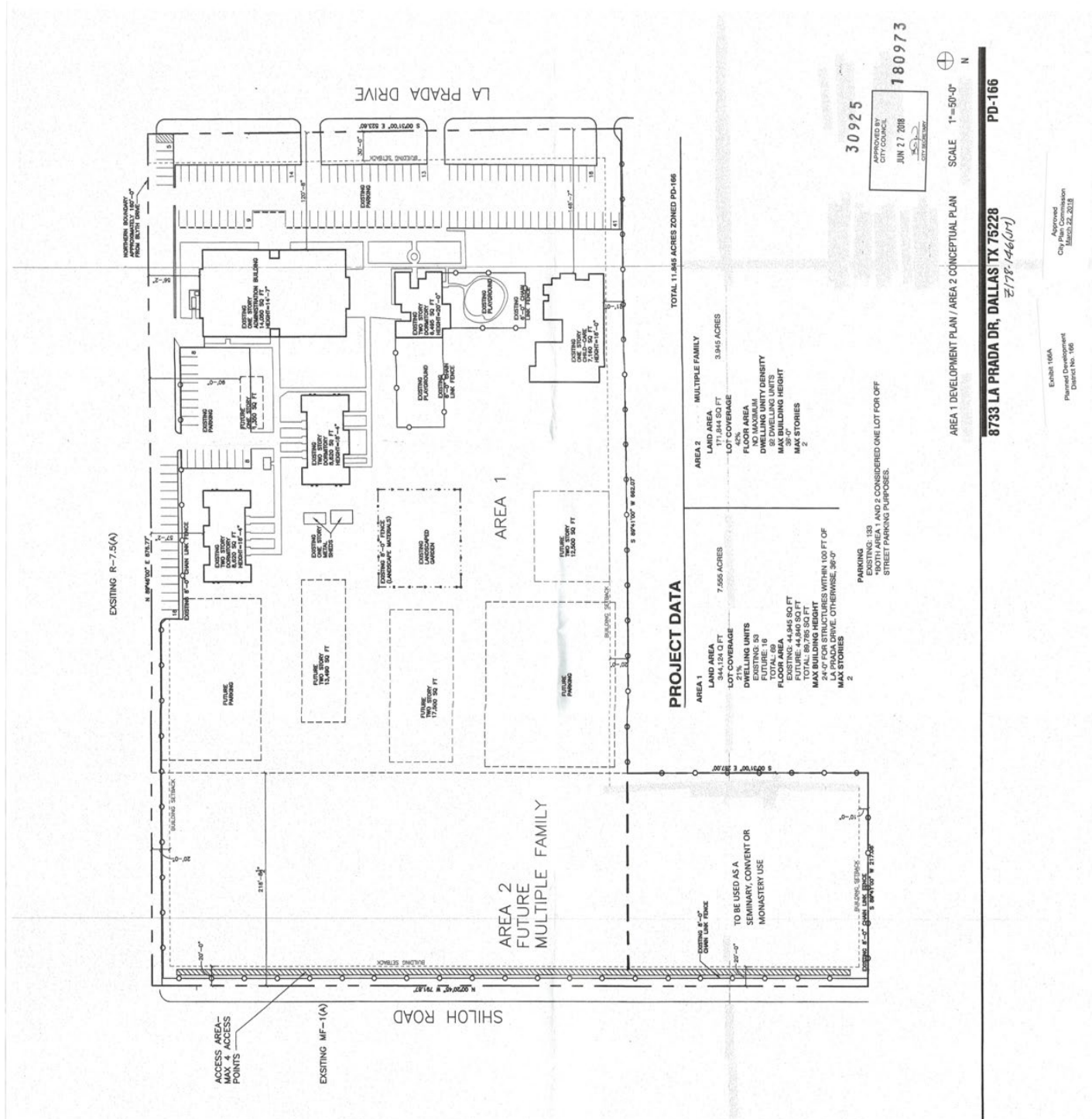


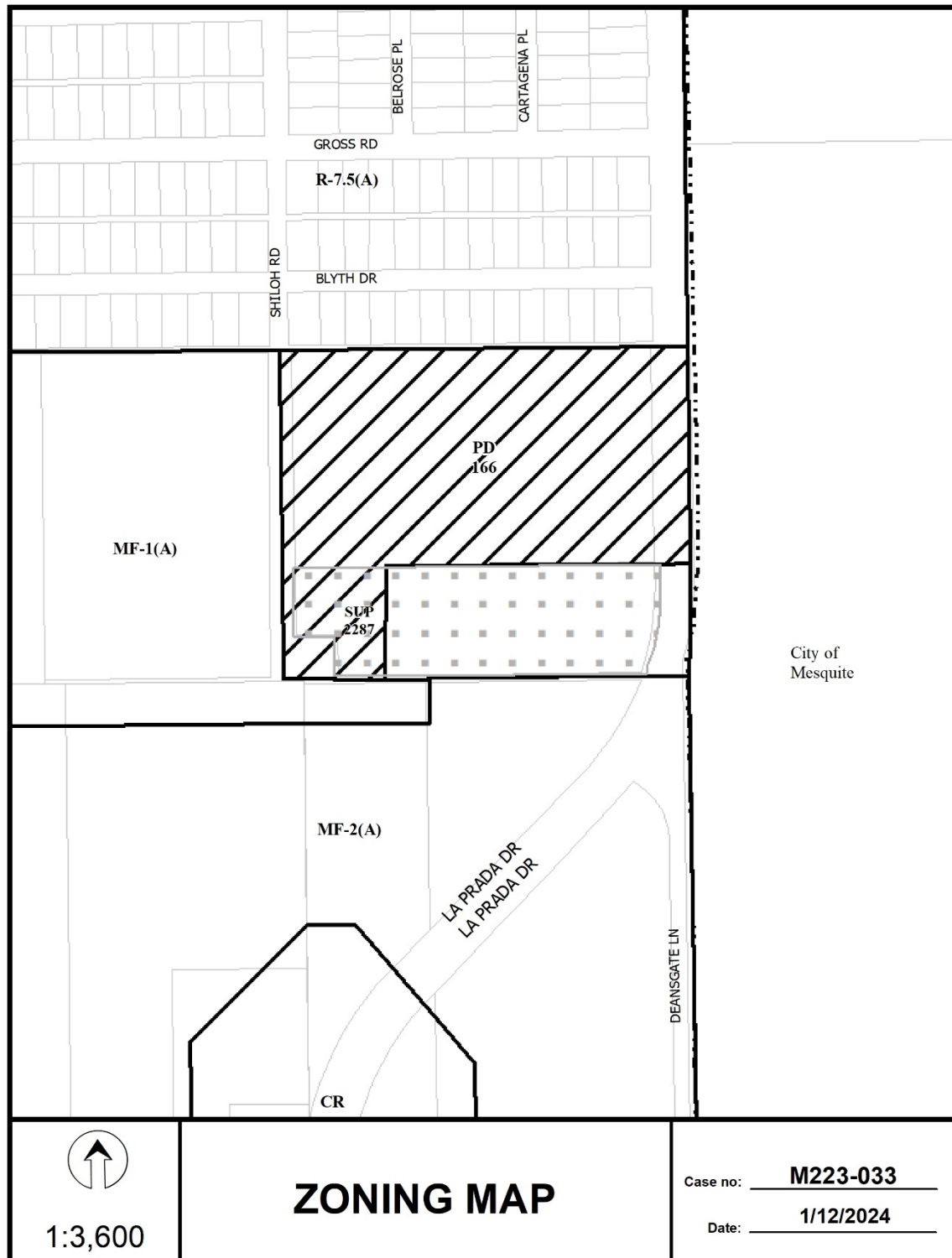


Existing Area 1 Development Plan/Area 2 Conceptual Plan



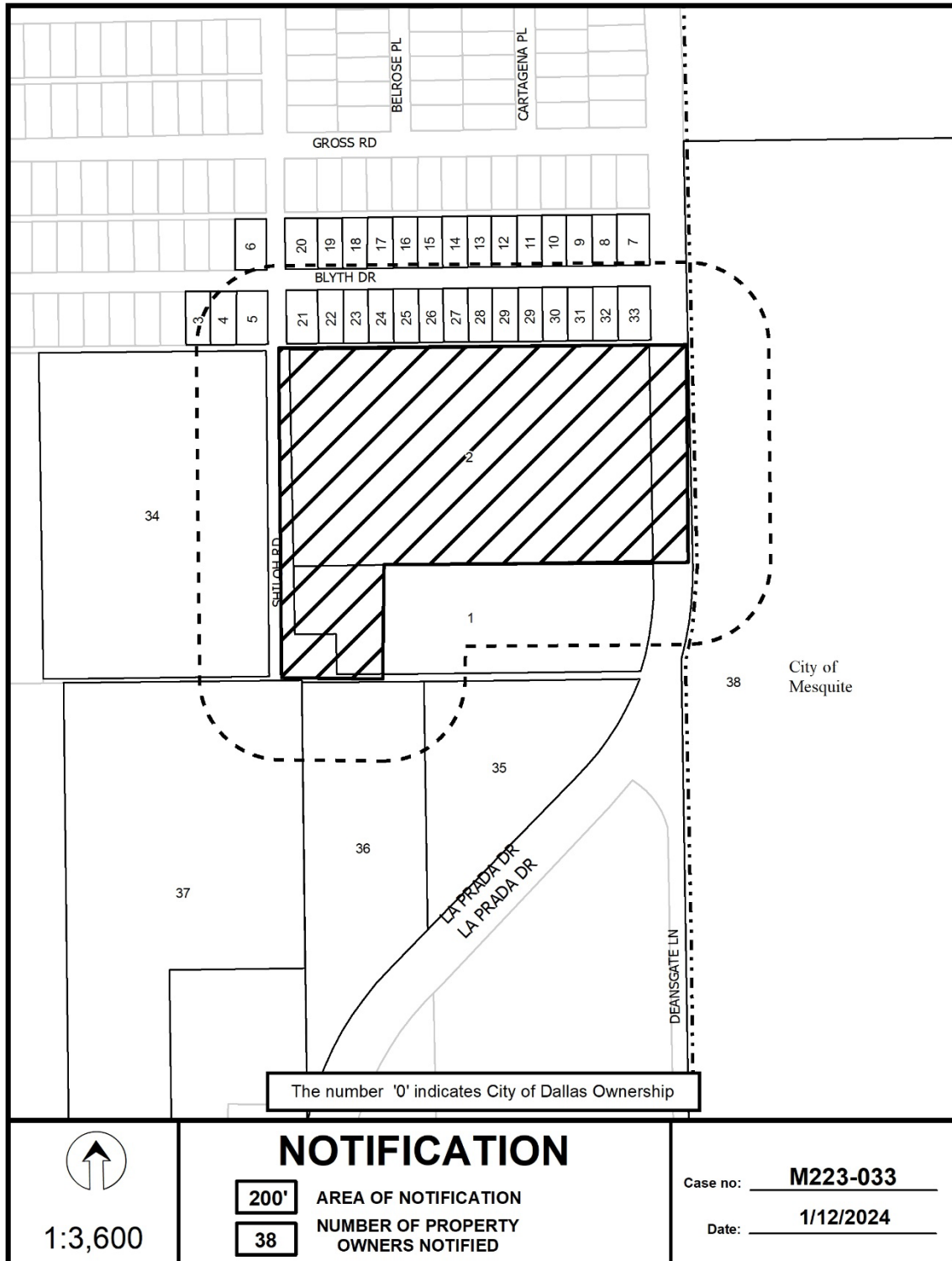
Existing Area 1 Development Plan/Area 2 Conceptual Plan (Enlarged)







AERIAL MAP



Notification List of Property Owners

M223-033

38 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</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