

CITY PLAN COMMISSION**THURSDAY, APRIL 9, 2026****FILE NUMBER:** PLAT-26-000086**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Arapaho Road at Coit Road, northwest corner**DATE FILED:** March 12, 2026**ZONING:** CR**CITY COUNCIL DISTRICT:** 11**SIZE OF REQUEST:** 8.086-acres**APPLICANT/OWNER:** Park Unity Inc

REQUEST: An application to create one 1.095-acre lot and one 6.991-acre lot from a tract of land in City Block 34/8196 on property located on Arapaho Road at Coit Road, northwest corner.

SUBDIVISION HISTORY:

1. S223-175 was a request south of the present request to create one 1.3104-acre lot, one 1.3260-acre lot, and one 1.6003-acre lot from a 4.2365-acre tract of land in City Block 35/8196 on property located on Coit Road at Arapaho Road, southwest corner. The request was approved on September 15, 2022. Phase plats S212-319A and S212-319B have been submitted but have not been recorded.
2. S212-195 was a request east of the present request to replat a 0.606-acre tract of land containing part of Tract B in City Block 34/8196 to create one lot on property located on Arapaho Road at Coit Road, northwest corner. The request was approved on May 19, 2022, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the CR Community Retail District; therefore, staff recommend approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 2.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Arapaho Road & the alley. *Section 51A-8.602(e)*
16. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Coit Road & the alley. *Section 51A-8.602(e)*
17. Arapaho Rd is on the City of Dallas Thoroughfare Plan and classified as Principal Arterial with M-6-D(A) dimensions which requires 100 feet of ROW (or 50 feet from established centerline.)
18. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

Survey (SPRG) Conditions:

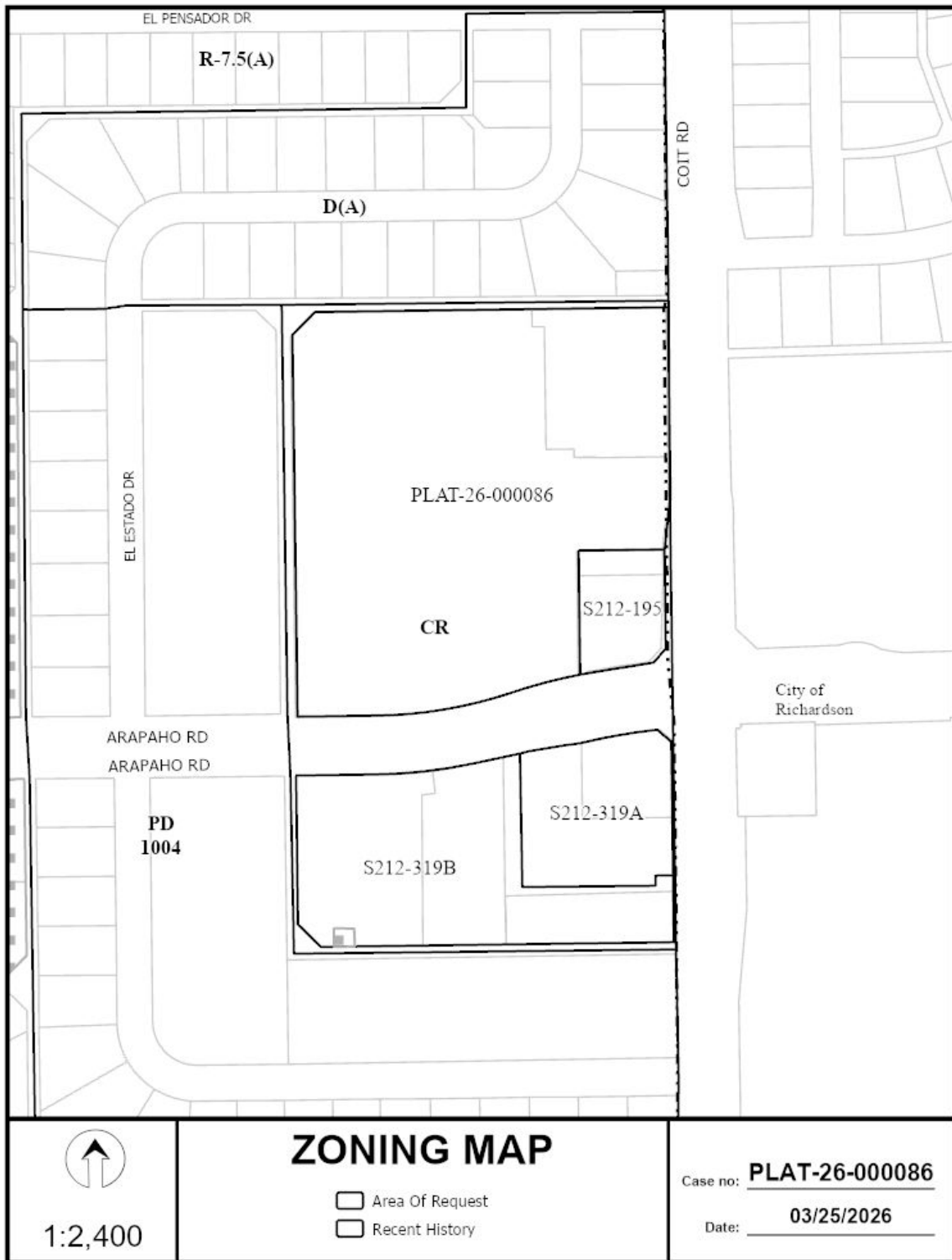
19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. Access easement(s) must be recorded by separate instrument(s).
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
23. On the final plat, chose a new or different plat name.

Dallas Water Utilities Conditions:

24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Street Light/ Arborist/ Street Name/ GIS, Lot & Block Conditions:

27. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.
28. Prior to final plat, please provide details of tree survey (size, species, location, tag number).
29. On the final plat, add "Chippewa Drive". Section 51A-8.403(a)(1)(A)(xii).
30. On the final plat, identify the property as Lots 15 (NE Lot) & 16 in City Block 34/8196.



1:2,400

ZONING MAP

- Area Of Request
- Recent History

Case no: **PLAT-26-000086**

Date: **03/25/2026**



 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History</p>	Case no: PLAT-26-000086 Date: 03/25/2026
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