

CITY PLAN COMMISSION**THURSDAY, JULY 23, 2026****FILE NUMBER:** PLAT-26-000163**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Canyon Drive at Watauga Road, southeast corner**DATE FILED:** June 23, 2026**ZONING:** PD 455**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=455>**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 2.142-acres**APPLICANT/OWNER:** Nikhil Chaudhri and Niketa Patel

REQUEST: An application to replat a 2.142-acre (93,312-square foot) tract of land containing all of Lots 4 and 5 in City Block M/4892 to create one 35,731-square foot lot and one 57,581-square foot lot on property located on Canyon Drive at Watauga Road, southeast corner.

SUBDIVISION HISTORY:

1. Plat-26-000137 was a request at the same location as the present request to replat a 2.142-acre (93,312-square foot) tract of land containing all of Lots 4 and 5 in City Block M/4892 to create one 35,731-square foot lot and one 57,581-square foot lot on property located on Canyon Drive at Watauga Road, southeast corner. The request has been withdrawn.
2. Plat-25-000110 was a request southwest of the present request to replat a 0.9189-acre (40,027-square foot) tract of land containing all of Lots 1A and 1B in City Block L/4981 to create one lot on property located on Midway Road at Canyon Drive, northeast corner. The request was approved on October 23, 2025, but has not been recorded.
3. S201-686 was a request south of the present request to replat a 1.178-acre (51,308-square foot) tract of land containing all of Lot 3 and part of Lot 2 in City Block M/4982 to create one 23,781-square foot lot and one 27,527-square foot lot on property located on Canyon Drive, south of Watauga Road. The request was approved on July 1, 2021, but has not been recorded.
4. S201-502 was a request at the same location as the present request to replat a 2.139-acre tract of land containing all of Lots 4 and 5 in City Block M/4982 to create one lot on property located on Watauga Road at Canyon Drive, southeast corner. The request was denied by the City Plan Commission on November 5, 2020.

PROPERTY OWNER NOTIFICATION: On July 6, 2026, 16 notices were sent to property owners within 200 feet of the proposed plat boundary.

STAFF RECOMMENDATION: Section 51A-8.503 states that "lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and

taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

- The properties to the northwest of Watauga Road have lot areas ranging from 22,903 square feet to 73,920 square feet and are zoned PD 455 (Subdistrict A). *(Refer to the Existing Area Analysis Map)*
- The properties to the southeast of Watauga Road have lot areas ranging from 54,213 square feet to 57,177 square feet and are zoned PD 455 (Subdistrict A). *(Refer to the Existing Area Analysis Map)*
- The properties to the south of Canyon Drive have lot areas ranging from 33,479 square feet to 42,723 square feet and are zoned PD 455 (Subdistrict A). *(Refer to the Existing Area Analysis Map)*
- The properties to the east of Canyon Drive have lot areas ranging from 15,302 square feet to 37,457 square feet and are zoned PD 455 (Subdistricts A, C). *(Refer to the Existing Area Analysis Map)*

The request is located within PD 455 (Subdistrict A), which has a minimum lot area requirement of 32,670 square feet. The request is to create one 35,731-square foot lot and one 57,581-square foot lot by replating two existing lots and adjusting the internal lot line.

Staff finds that there is variation in lot pattern within the immediate vicinity of the request and that the request complies with the requirements of Section 51A-8.503 and PD 455. Therefore, staff recommends 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. 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). Section 51A 8.611(e)

Dallas Water Utilities Conditions:

15. 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.
16. 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.

Survey (SPRG) Conditions:

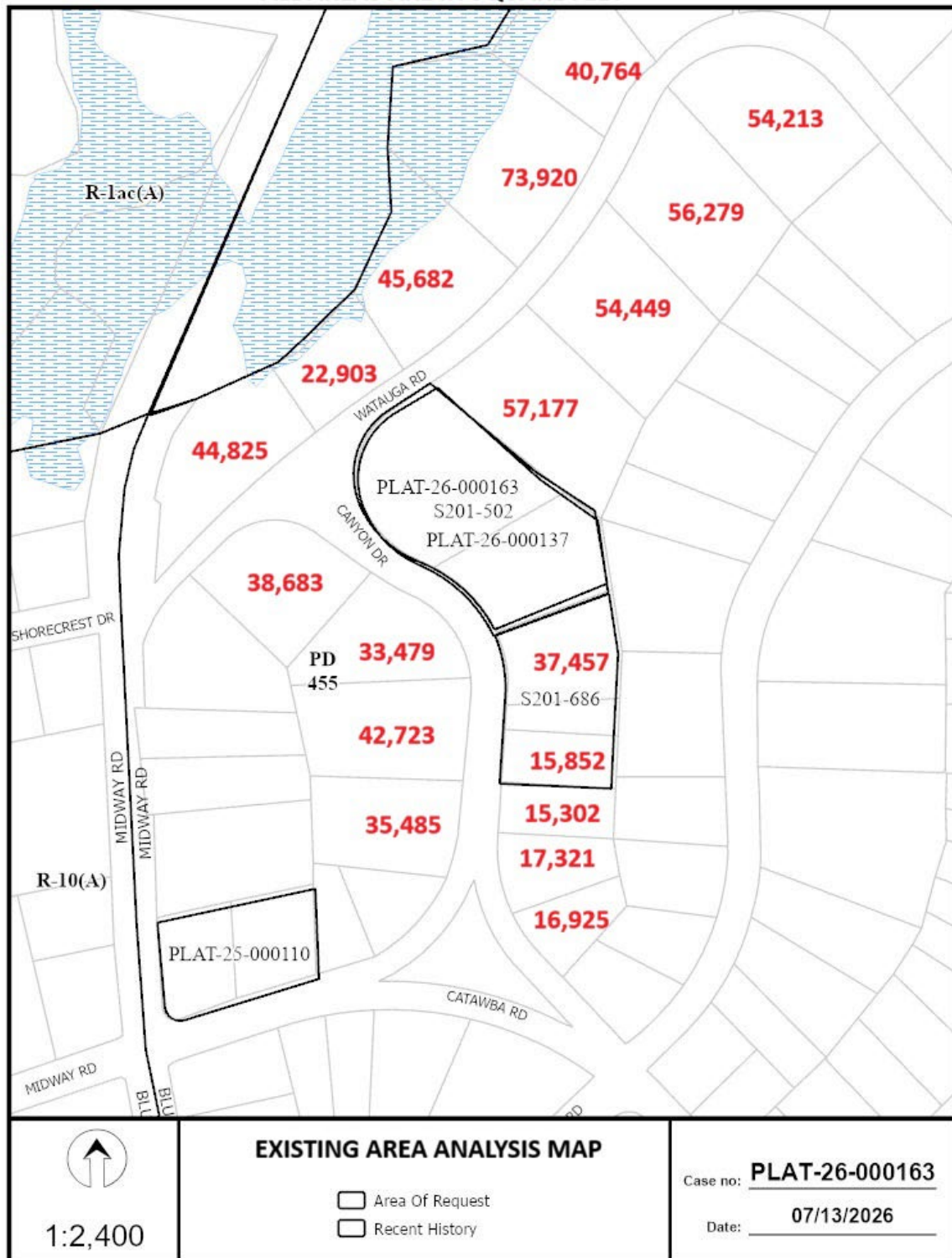
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.

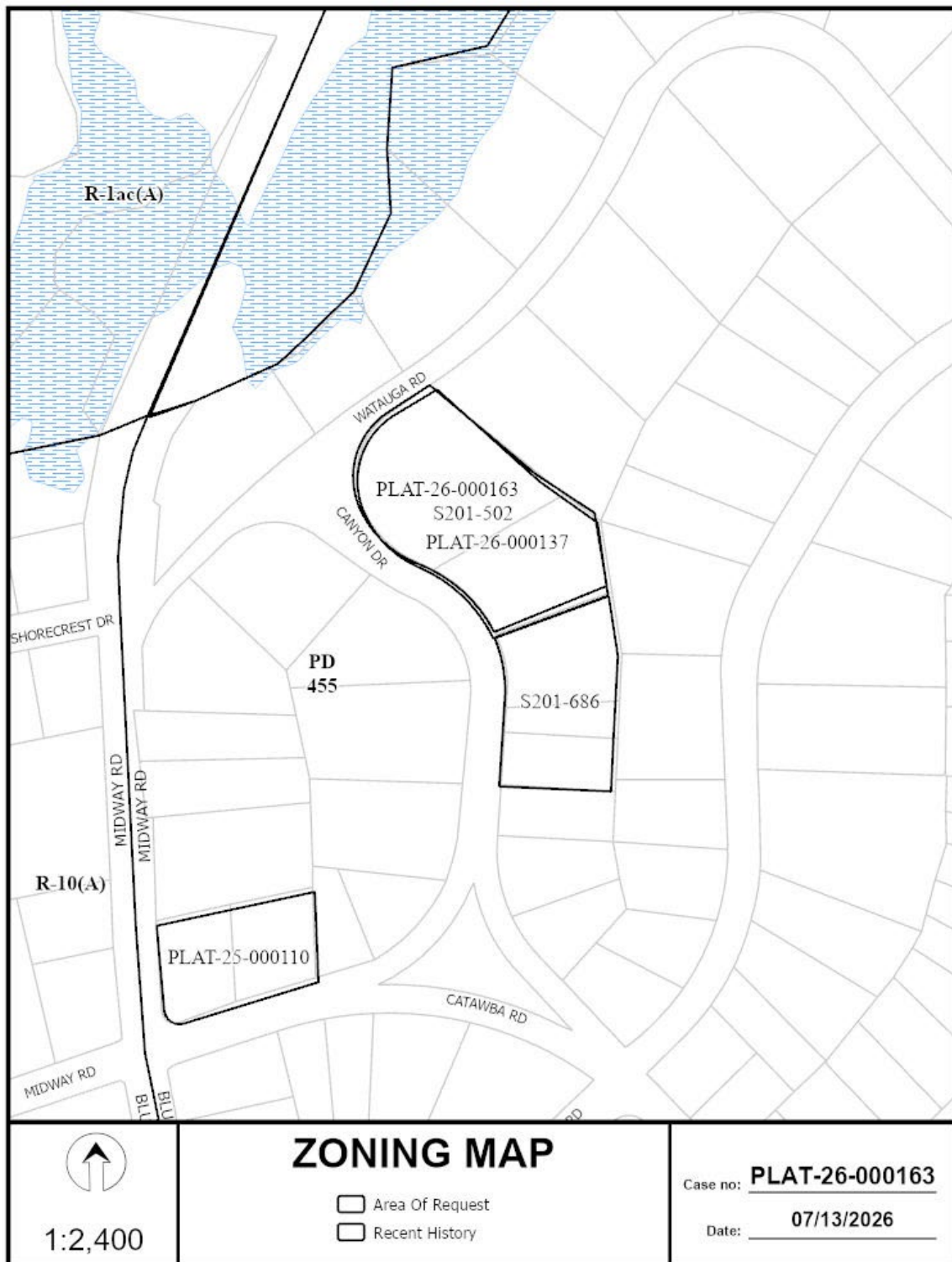
18. Show recording information on all existing easements within 150 feet of property.
19. Show all additions or tracts of land within 150' of property with recording information.
20. Show/List prior plat on map, in legal, and/or title block.

GIS, Lot & Block Conditions:

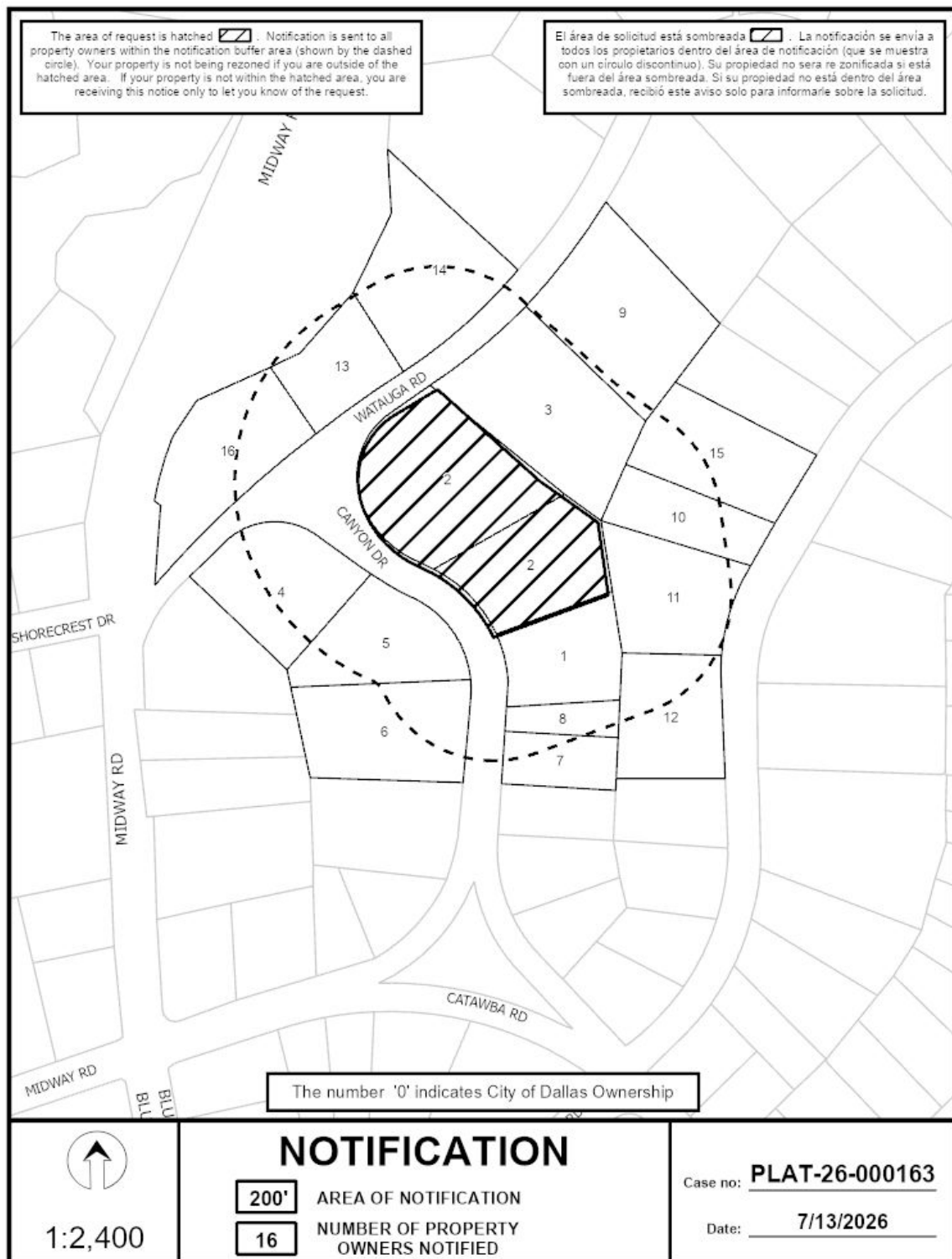
21. On the final plat, identify the property as Lots 4A and 5A (north lot) in City Block M/4982.

ALL AREAS ARE IN SQUARE FEET









06/30/2026

Notification List of Property Owners

PLAT-26-000163

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8732 CANYON DR	KNUFF CHARLES &
2	8738 CANYON DR	BANCROFT CHRISTOPHER
3	4604 WATAUGA RD	HENDERSON DAWN
4	4506 WATAUGA RD	HUFF J WARREN & WINIFRED B
5	8737 CANYON DR	BLANKENSHIP CAROLYN TICE FAMILY
6	8731 CANYON DR	MCNEILL SCOTT & ERIN
7	8726 CANYON DR	SCHOELLKOPF HUGO REV LVG TR &
8	8726 CANYON DR	SCHOELLKOPF HUGO W IV REV LIVING TRUST
9	4612 WATAUGA RD	CROW ROBERT N 2015 REV TRUST &
10	4703 WILDWOOD RD	WALTER STEPHEN H & JAN E
11	4631 WILDWOOD RD	ESPING WILLIAM PERRY &
12	4623 WILDWOOD RD	GROSS LYNN PETERSEN GS TRUST
13	4517 WATAUGA RD	MADDOX ROBERT ARTHUR II &
14	4605 WATAUGA RD	4605 WATAUGA ROAD TRUST THE
15	4707 WILDWOOD RD	BLAKEY BRETT J & SUSAN M
16	4511 WATAUGA RD	JAMES DERRELL & TRUDY

