

**CITY PLAN COMMISSION****THURSDAY, AUGUST 7, 2025****RECORD NO.:** PLAT-25-000040 (S245-205)    **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Knight Street at Holland Avenue, west corner**DATE FILED:** July 10, 2025**ZONING:** PD 193 (MF-2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-l>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.1837-acres**APPLICANT/OWNER:** NK Construction, LLC, Vincent Moctezuma

**REQUEST:** An application to replat a 0.1837-acre tract of land containing all of Lot 16 in City Block 23/1573 to create one 2,075-square foot lot, one 2,600-square foot lot, and one 3,325-square foot lot on property located on Knight Street at Holland Avenue, west corner.

**SUBDIVISION HISTORY:**

1. Plat-25-000015 (S245-182) was a request at the same location as the present request to replat a 0.1837-acre (8,000-square foot) tract of land containing all of Lot 16 in City Block 32/1573 to create 4 lots ranging in size from 0.0344-acre (1,500-square foot) to 0.0631-acre (2,750-square foot) lot on property located on Knight Street at Holland Avenue, northwest corner. The request was denied by the City Plan Commission on June 26, 2025.
2. S156-215 was a request northeast of the present request to replat a 0.2199-acre tract of land containing parts of Lots 5 and 6 in City Block 30/1571 into one lot on property located on Gilbert Avenue and Avondale Avenue, northwesterly corner. The request was administratively approved and was recorded on March 28, 2018.
3. S145-031 was a request east of the present request to replat a 0.6198-acre tract of land containing all of Lots 4 through 7 in City Block 29/1570 into one lot on property located at Gilbert Avenue between Throckmorton Street and knight Street. The request was approved administratively and recorded on June 24, 2016.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 193 (MF-2); 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 submitting 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 3.

**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. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

**Right-of way Requirements Conditions:**

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Knight Street and Holland Avenue. Section 51A 8.602(d)(1)
16. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. Section 51A 8.602(d)(1), 51A 8.608(a)
17. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Knight Street & the alley. Section 51A-8.602(e)
18. On the final plat, include a note that the site is within the 60\_DNL contour of Love Field Airport and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.

**Survey (SPRG) Conditions:**

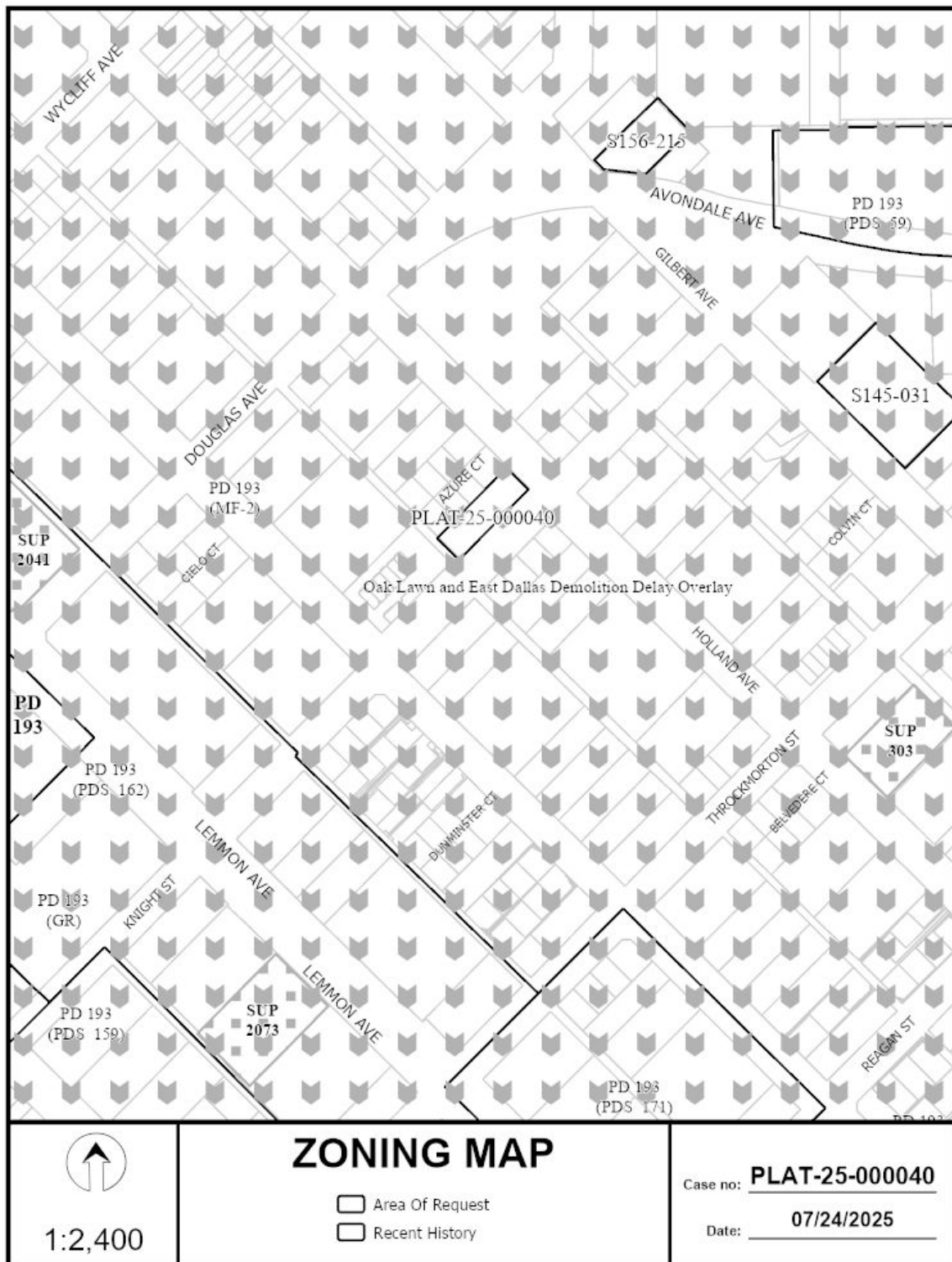
19. Submit a completed Final Plat Checklist and All Supporting Documentation.
20. Monument all set corners per monument ordinance.
21. Plat's name cannot start with a number.

**Dallas Water Utilities Conditions:**

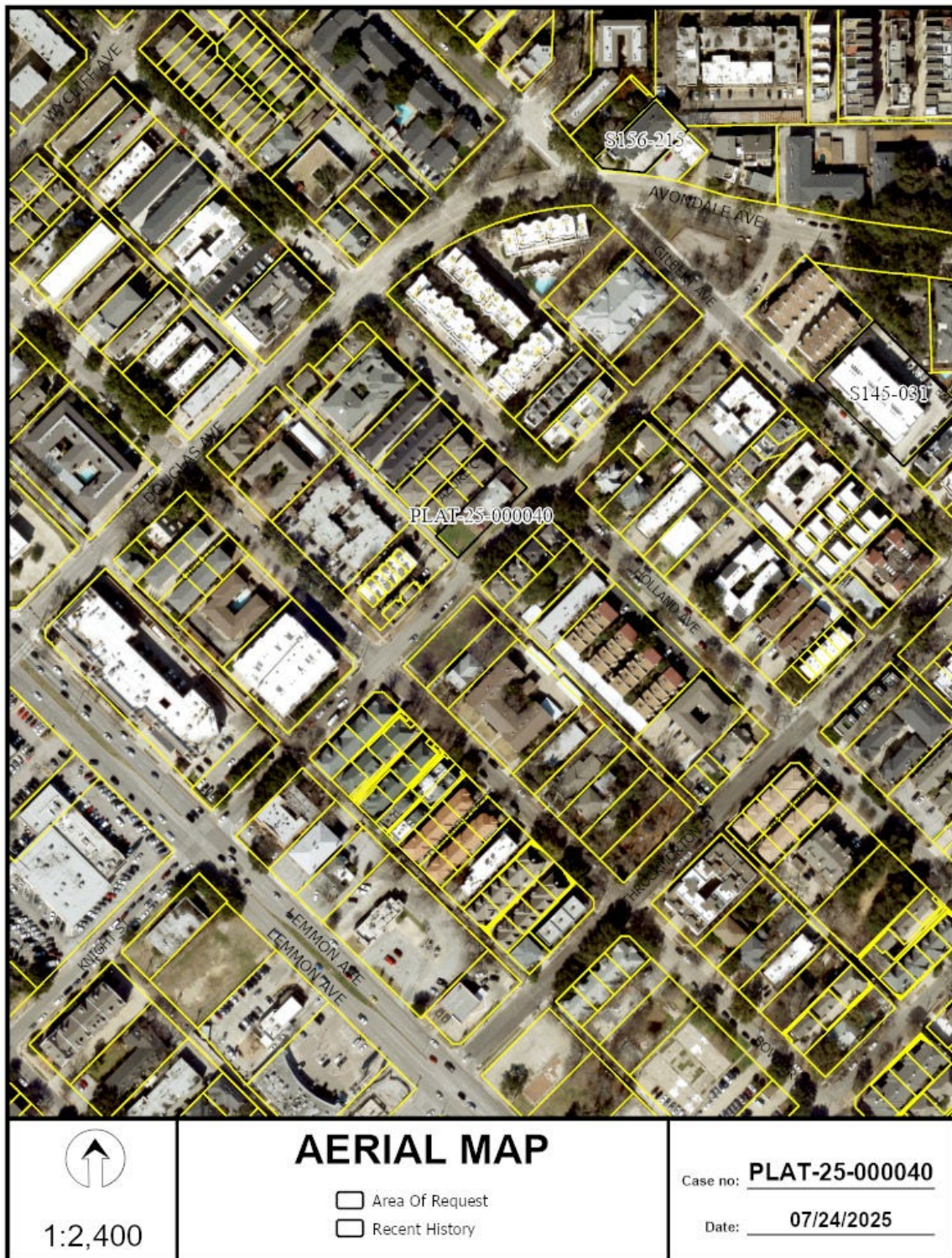
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. 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.

**Streetlight/ GIS, Lot & Block Conditions:**

24. Submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the initial phase of review. Additional street lighting installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section 6. Photometric analysis may be required to support the submitted street lighting plan.
25. On the final plat, identify the property as Lots 16A, 16B, and 16C in City Block 32/1573.









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