

**CITY PLAN COMMISSION****FILE NUMBER:** PLAT-25-000173**THURSDAY, January 15, 2026****SENIOR PLANNER:** Hema Sharma**LOCATION:** Knight Street, northeast of Harry Hines Boulevard**DATE FILED:** December 19, 2025**ZONING:** PD 193 (TH-3)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.275-acres**APPLICANT/OWNER:** Kavyan Corporation, Kay Zafar

**REQUEST:** An application to replat 0.275-acre (12,000-square foot) tract of land containing all of Common Area A in City Block 28/2280 to create three 0.092-acre (4,000-square foot) lots on property located on Knight Street, northeast of Harry Hines Boulevard

**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.

**PROPERTY OWNER NOTIFICATION:** On December 29, 2025, 32 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 request lies in PD 193 (TH-3) Townhouse District, which has a minimum lot size requirement of 2,000 square feet for single family structures and 6,000 square feet for duplex structures. The request is to create three 0.092-acre (4,000-square foot) lots.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request (*Refer to the existing area analysis and aerial map*). The request complies with the zoning requirement of PD 193 (TH-3) and is in compliance with Section 51A-8.503; therefore, staff recommends approval 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 3.

**Paving & Drainage Conditions:**

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/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 28 feet of right-of-way (via fee simple) from the established center line of Knight Street. *Section 51A 8.602(c)*
16. On the final plat, include a note that the site is within the 55\_DNL contour of Dallas 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:**

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

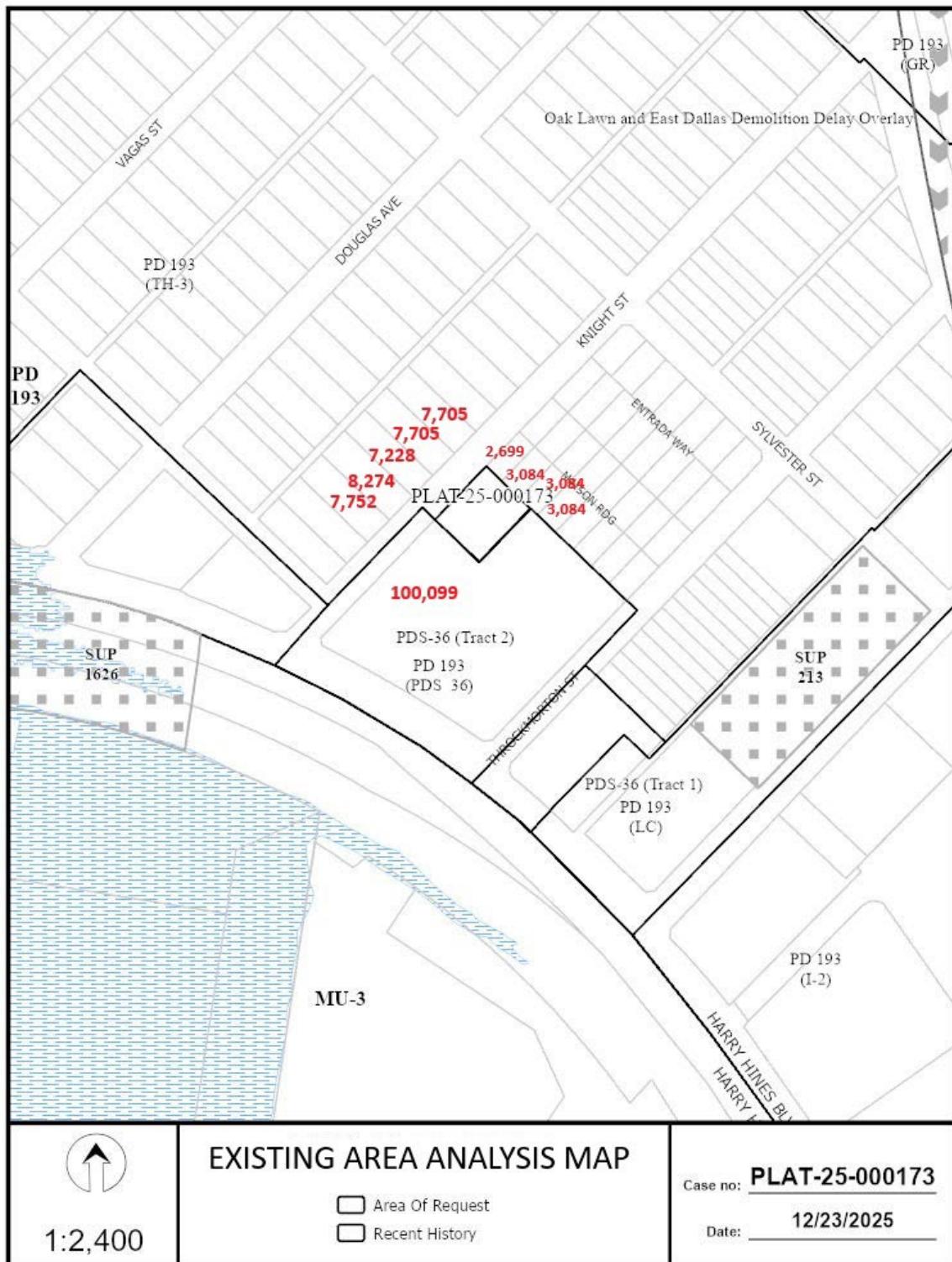
**Dallas Water Utilities Conditions:**

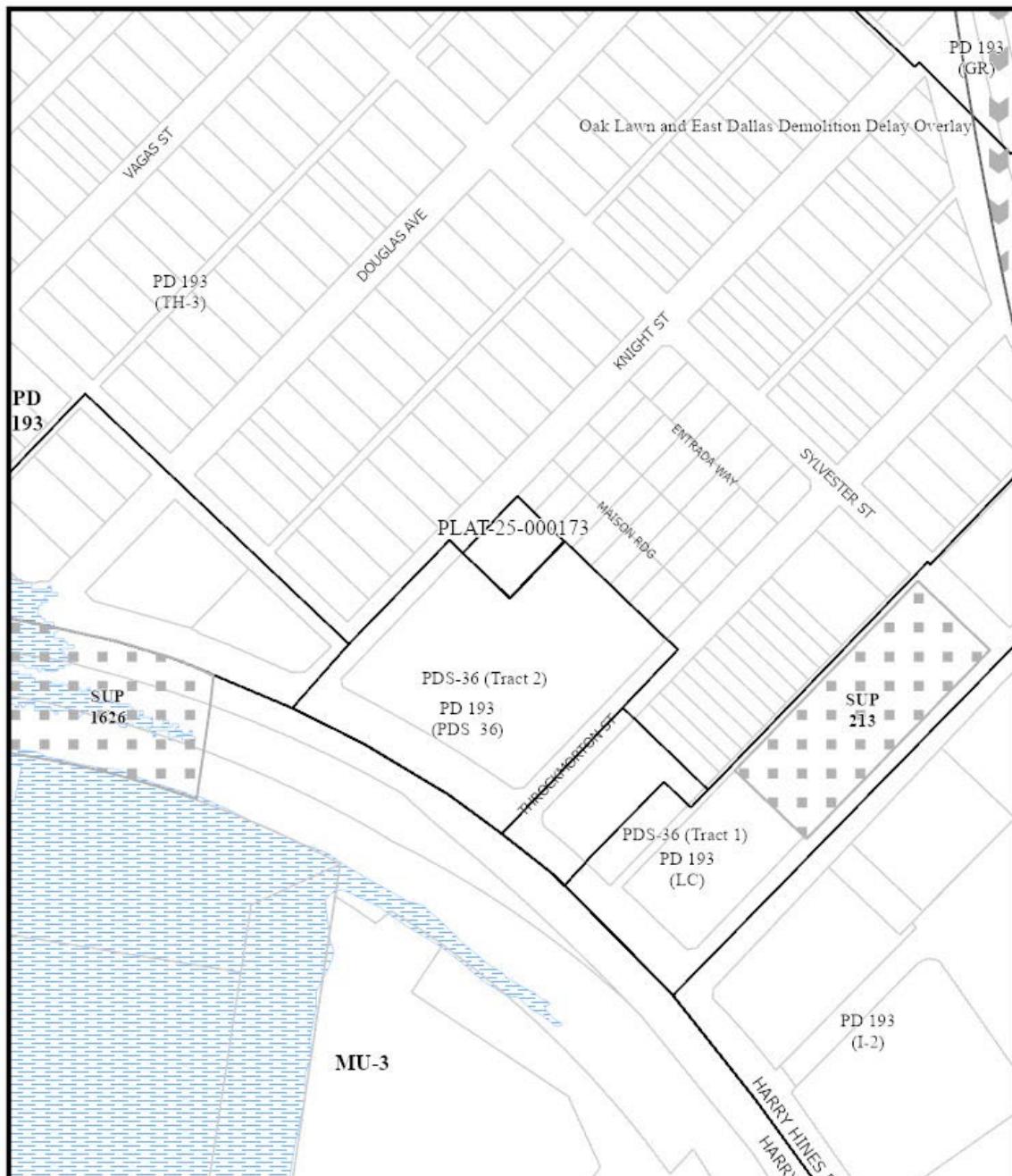
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. 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.

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

22. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to [daniel.silva1@dallas.gov](mailto:daniel.silva1@dallas.gov) to determine street lighting requirements.
23. Prior to the final plat, please provide detailed tree survey.
24. On the final plat, identify the property as Lots 1 through 3 in City Block 28C/2280.

**ALL AREAS ARE IN SQUARE FEET**

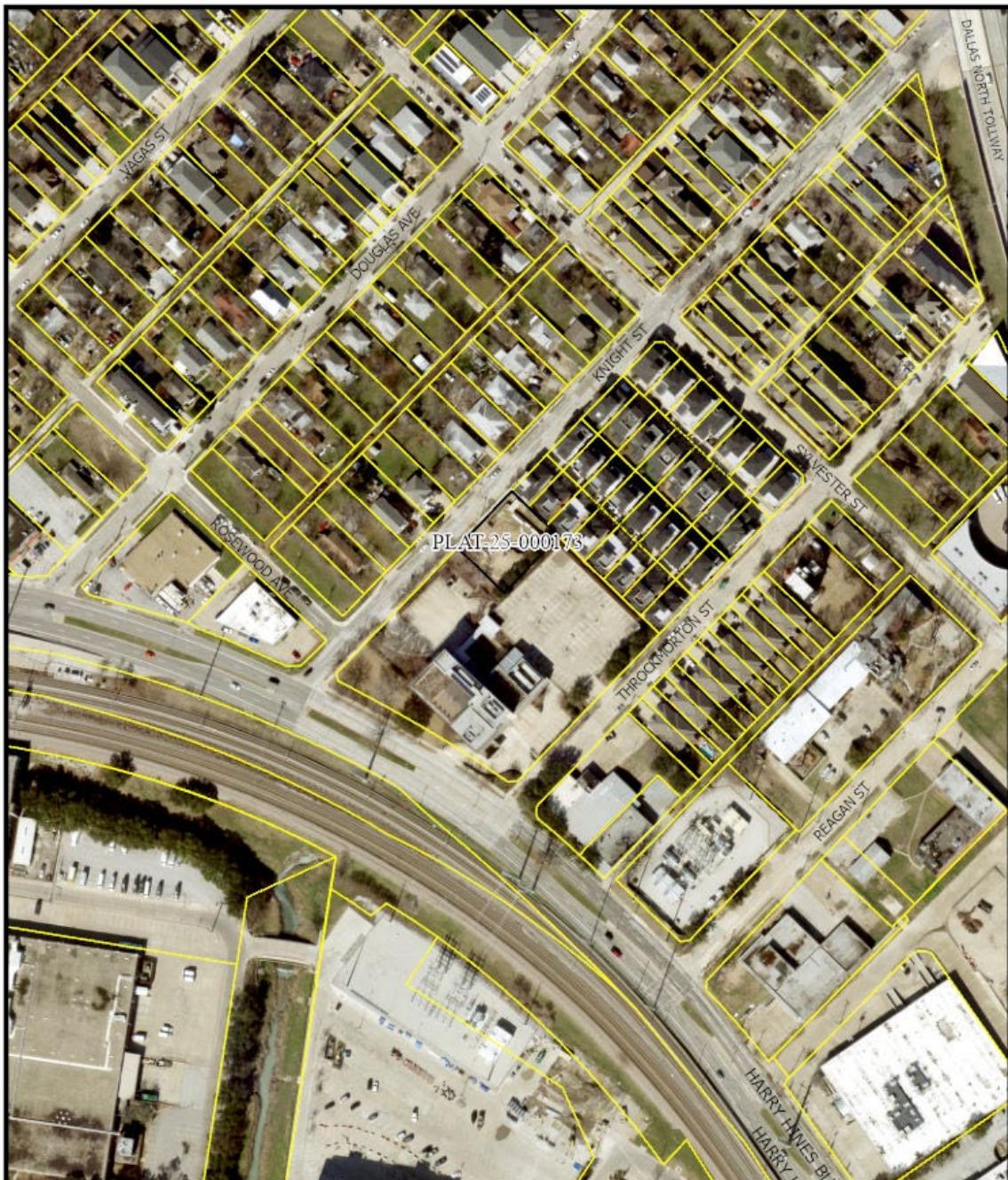




## ZONING MAP

Case no: **PLAT-25-000173**

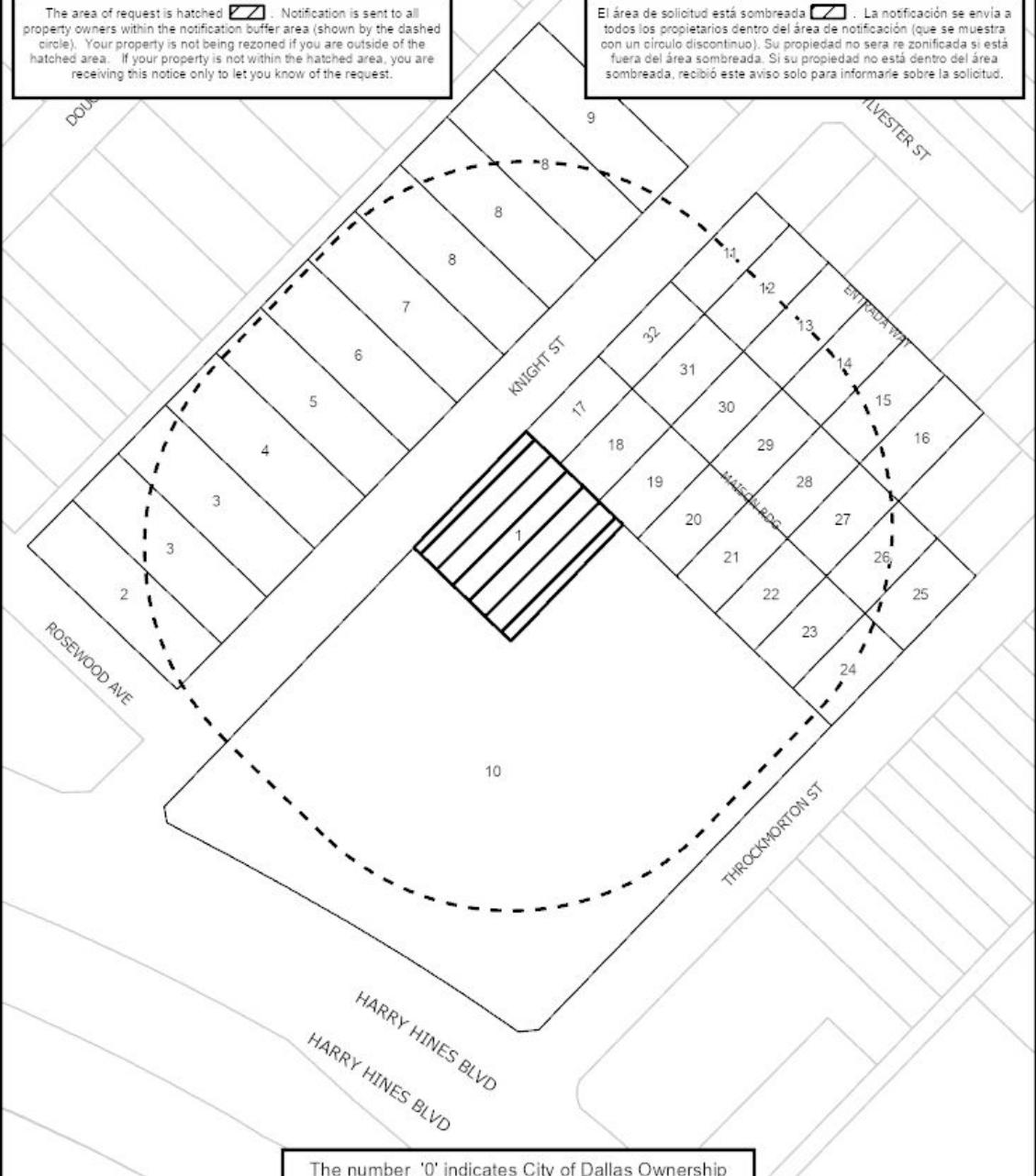
Date: **12/23/2025**



 1:2,400	<b>AERIAL MAP</b> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History	Case no: <b>PLAT-25-000173</b> Date: <b>12/23/2025</b>
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The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será rezonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



	<b>NOTIFICATION</b>	Case no: <b>PLAT-25-000173</b>
1:1,200	<b>200'</b> AREA OF NOTIFICATION <b>32</b> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>12/29/2025</b>

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

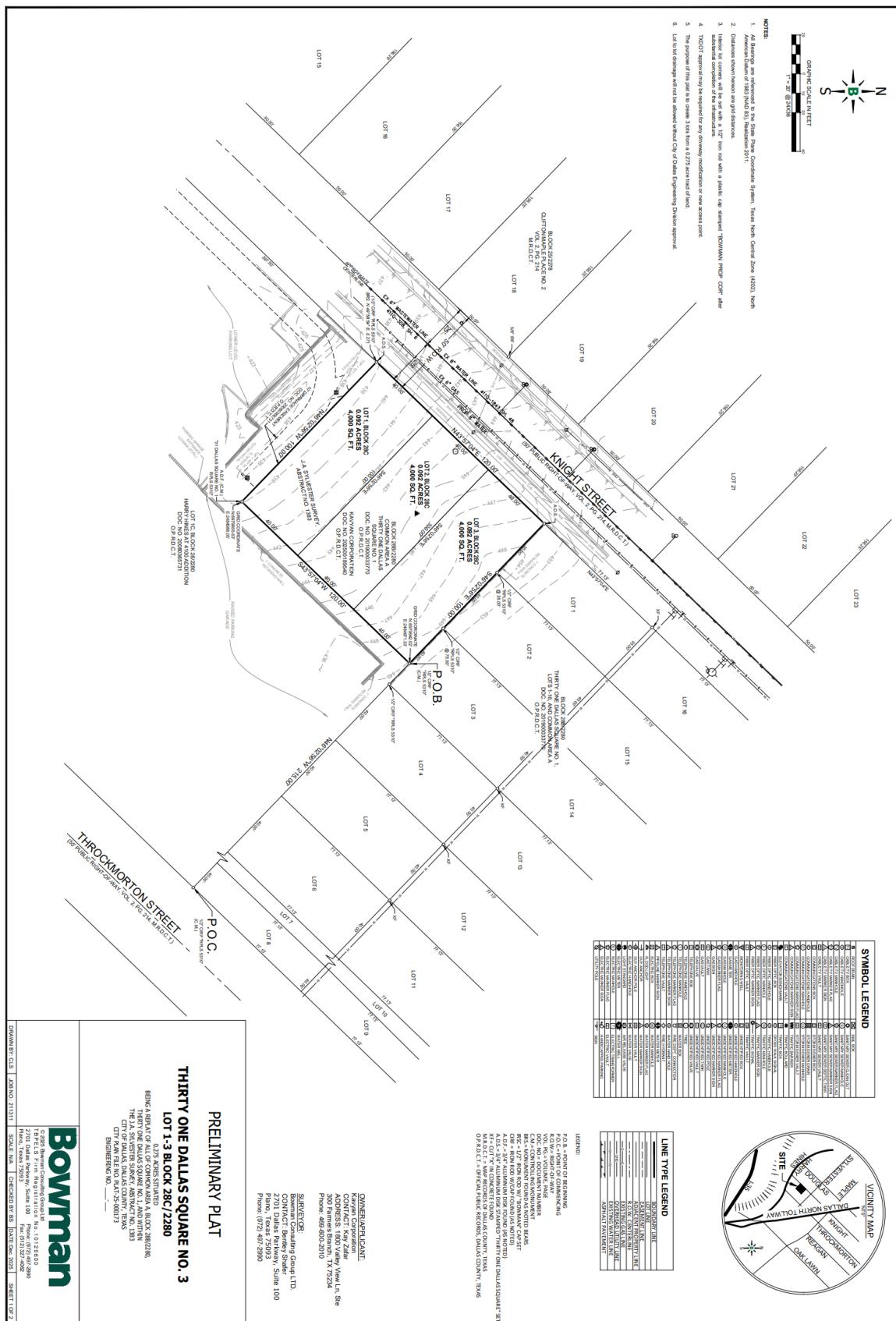
**PLAT-25-000173**

**32 Property Owners Notified**

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2320	KNIGHT ST CADG HARRY HINES LLC
2	2303	KNIGHT ST MEDRANO PROPERTIES
3	2307	KNIGHT ST JANSSEN KRIS
4	2315	KNIGHT ST MEDRANO ROBERT
5	2319	KNIGHT ST MEDRANO RICARDO
6	2323	KNIGHT ST MEDRANO PROPERTIES INC
7	2327	KNIGHT ST MEDRANO ROLANDO
8	2329	KNIGHT ST MEDRANO PROPERTIES LTD
9	2343	KNIGHT ST MEDRANO PROPERTIES LTD
10	4100	HARRY HINES BLVD DALLAS POLICE & FIRE
11	4149	ENTRADA WAY GIGLIO LAWRENCE RUSSELL JR &
12	4143	ENTRADA WAY WETSCH KYLE & RACHEL
13	4137	ENTRADA WAY GLASKY DANIEL & ANNY PARK
14	4131	ENTRADA WAY YECK JUSTIN THOMAS &
15	4125	ENTRADA WAY KELLNER LESLYE
16	4119	ENTRADA WAY HOELSCHER CLINTON DICKSON
17	4151	MAISON RDG Taxpayer at
18	4145	MAISON RDG ROSENBAUM RUSSELL SCOTT REV TR
19	4139	MAISON RDG MOORE KEVIN L
20	4133	MAISON RDG LIEW BRIAN &
21	4127	MAISON RDG HAMPTON SAVANNAH NICOLE &
22	4121	MAISON RDG KOLLINGER TREVOR L
23	4115	MAISON RDG Taxpayer at
24	4109	MAISON RDG REDDY ROHITH
25	4110	MAISON RDG BELL DEBRA
26	4116	MAISON RDG SKYLINE TERRACE HOLDINGS LLC

12/22/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4122 MAISON RDG	MOVEMENT TRUST
28	4128 MAISON RDG	COATES HERBERT KEVIN JR
29	4134 MAISON RDG	4134 MAISON RIDGE LLC
30	4140 MAISON RDG	ARANHA ASHOK JOSEPH
31	4146 MAISON RDG	WERY JEAN PIERRE &
32	4152 MAISON RDG	2005 KOLLINGER EXEMPT FAMILY



City Plan Commission Date: 01/15/2026

51(j)

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