

**CITY PLAN COMMISSION****THURSDAY, January 15, 2026****FILE NUMBER:** PLAT-25-000173**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/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 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.

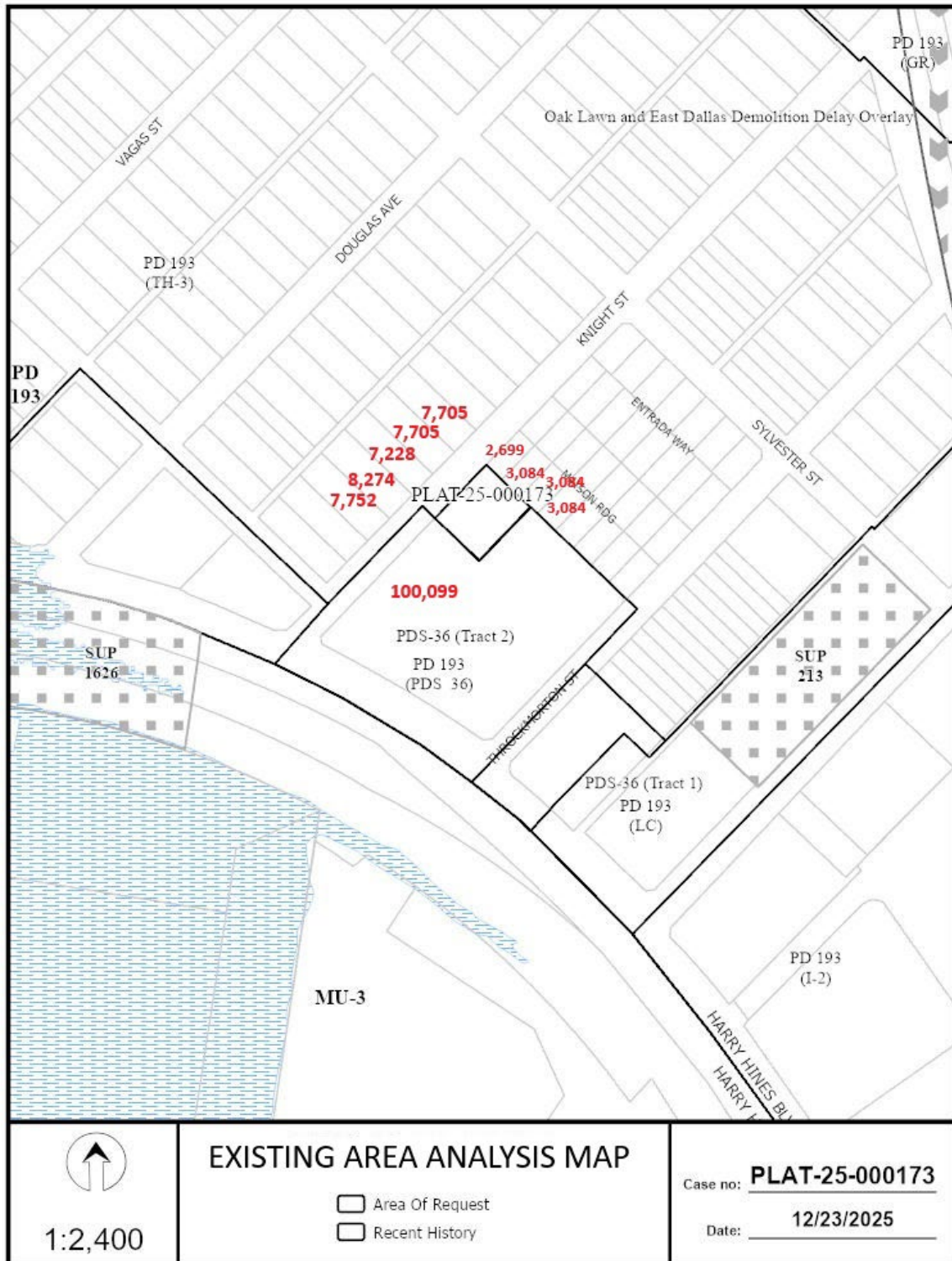
**Dallas Water Utilities Conditions:**

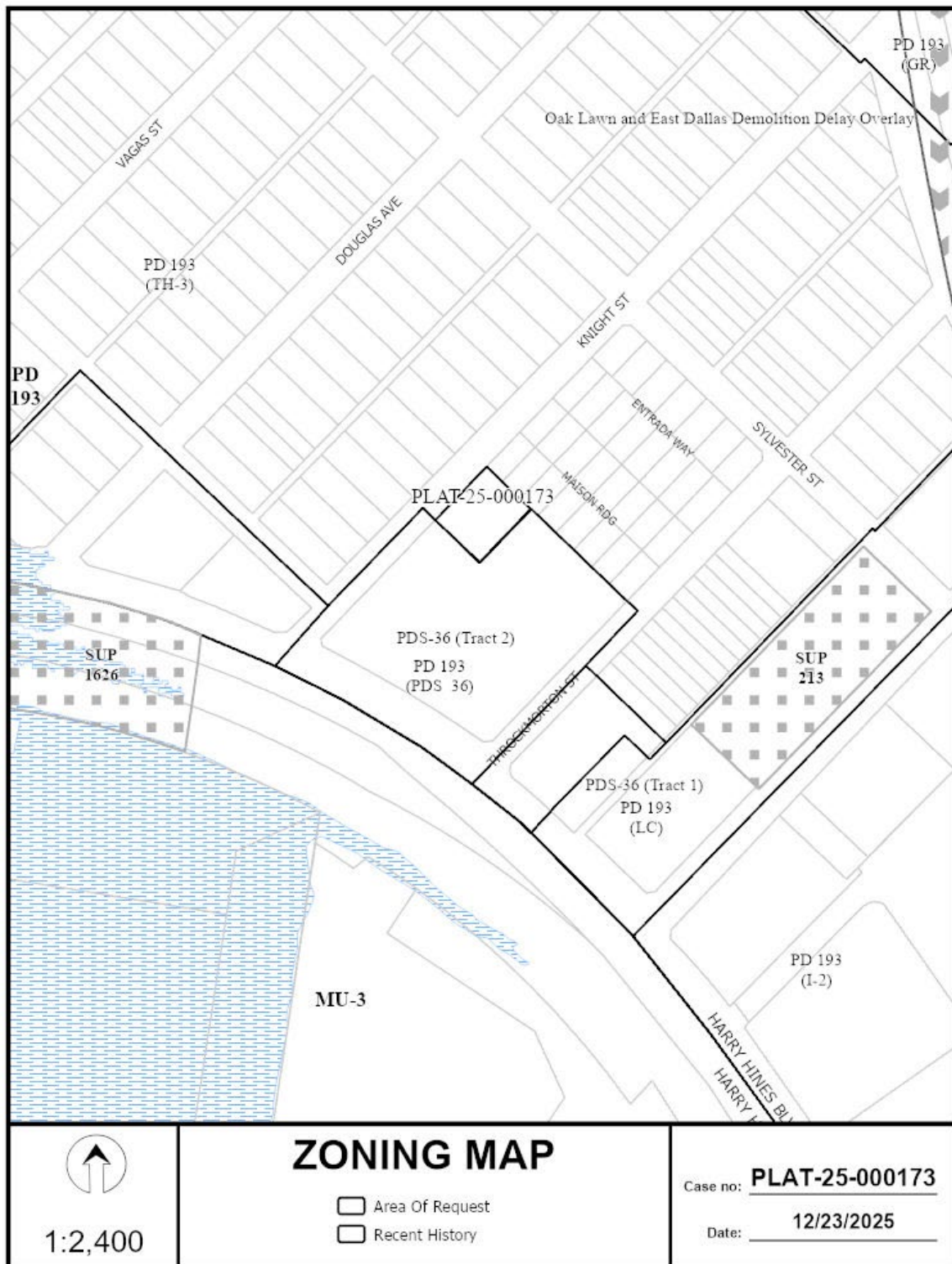
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering 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.

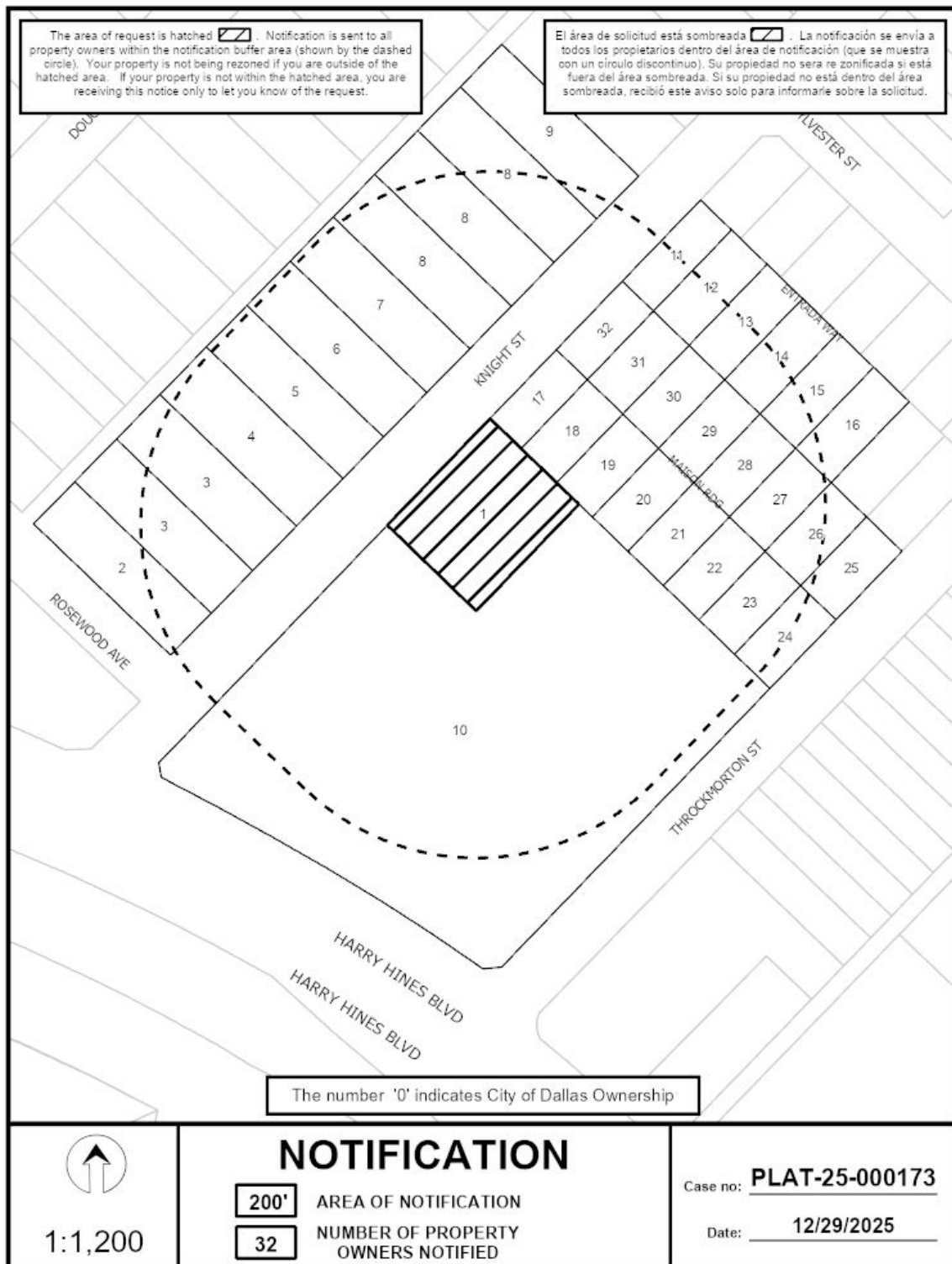
# ALL AREAS ARE IN SQUARE FEET











# ***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

