

CITY PLAN COMMISSION**THURSDAY, MAY 7, 2026****FILE NUMBER:** PLAT-26-000068**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Knight Street, northeast of Harry Hines Boulevard**DATE FILED:** April 8, 2026**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

REQUEST: An application to replat a 0.275-acre (12,000-square foot) tract of land containing all 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:

1. PLAT-25-000173 was a request on same location as present request to replat a 0.275-acre (12,000-square foot) tract of land containing all 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. The request was denied on January 15, 2026 at City Planning Commission Hearing.

PROPERTY OWNER NOTIFICATION: On April 20, 2026, 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 is in compliance with Section 51A-8.503; however, the request does not meet the zoning requirement of PD 193 (TH-3) based on Section 51P-193.122(a)(4). Therefore, staff recommends denial of the request. However, should the preliminary plat be approved, it will be 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 56 feet of right-of-way (via fee simple or street easement) from the established centerline of Knight Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

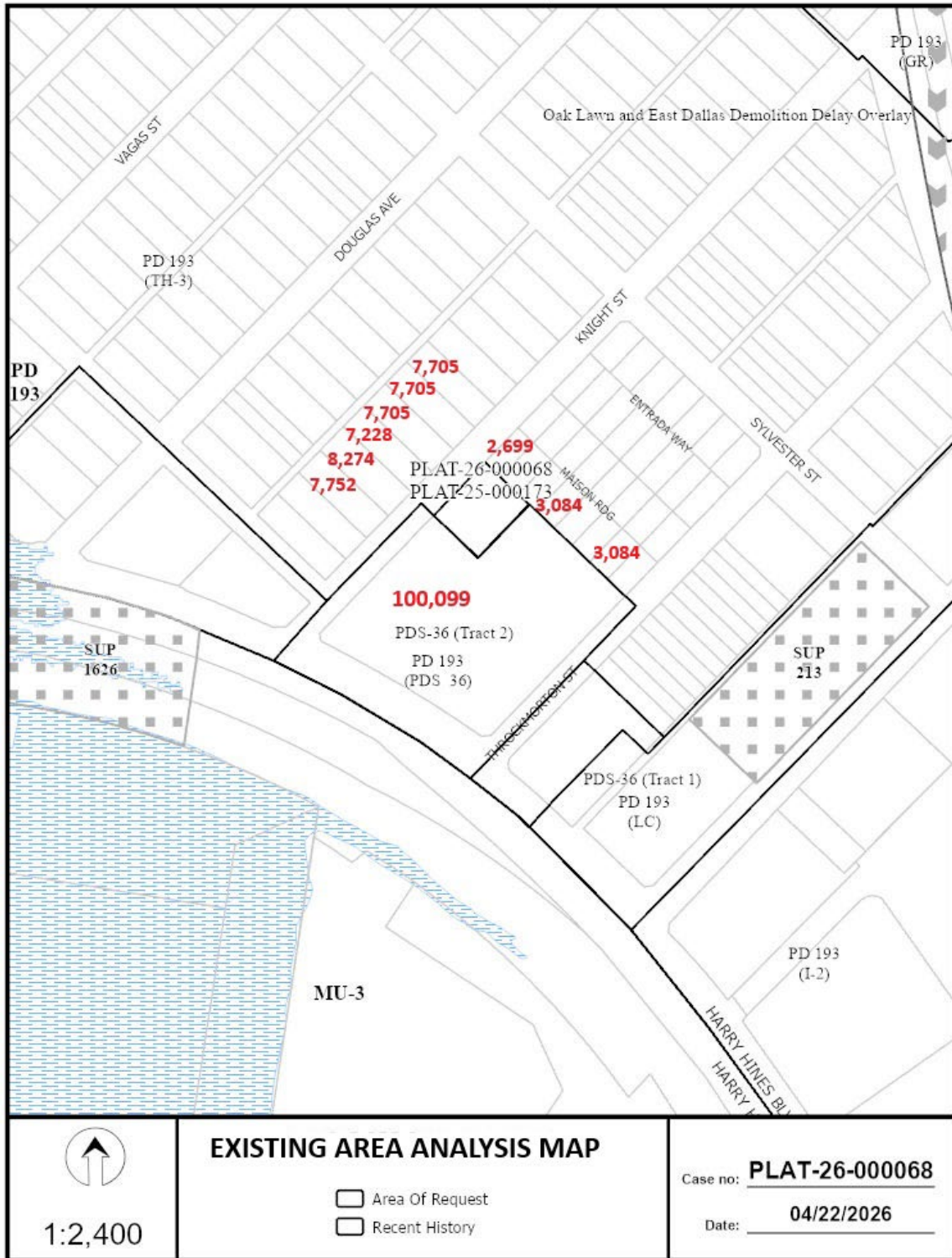
Survey (SPRG) Conditions:

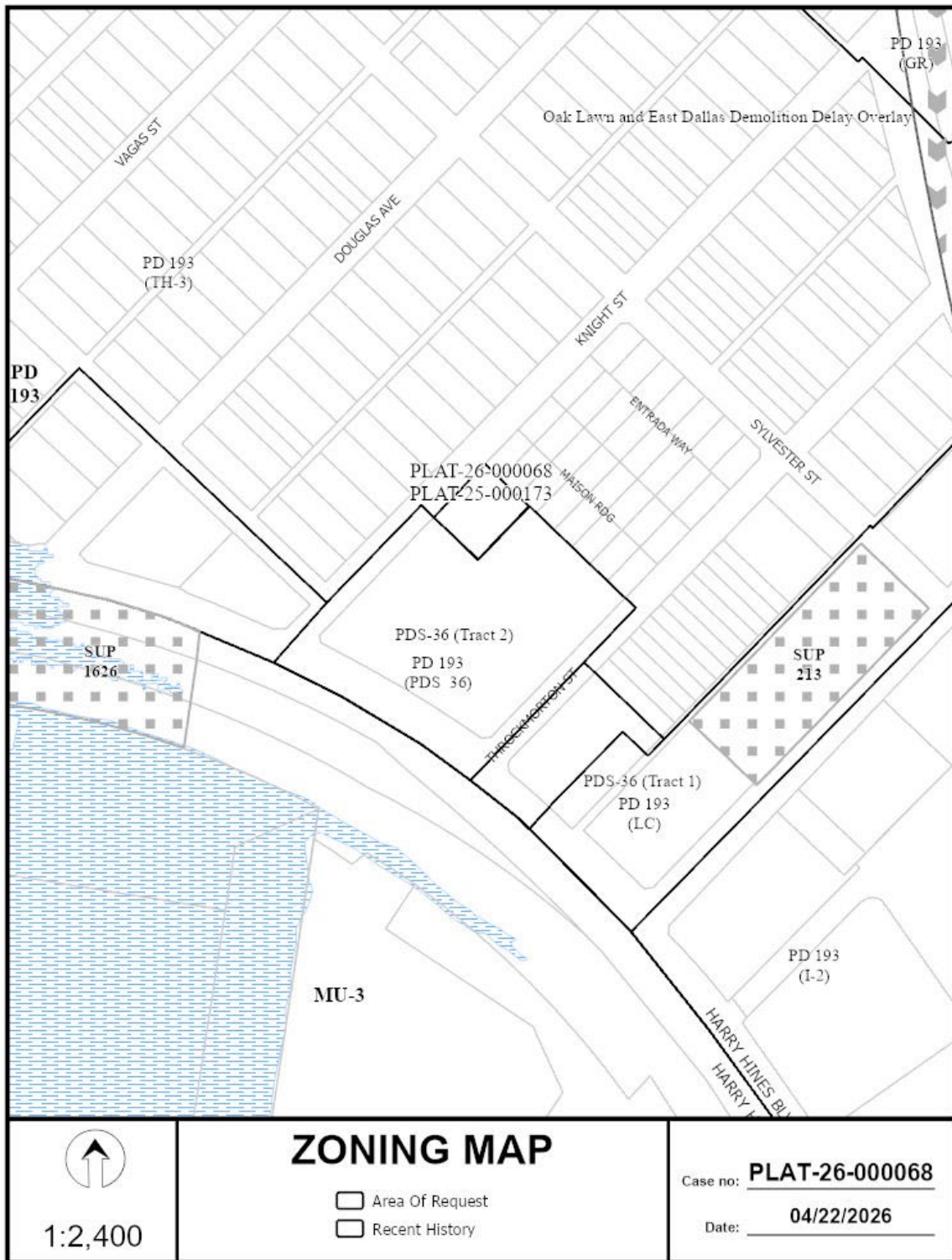
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.

GIS, Lot & Block Conditions:

18. On the final plat, identify the property as Lots 1 (SW lot 1), 2 & 3 in City Block 28C/2280.

ALL AREA ARE IN SQUARE FEET








1:2,400


AERIAL MAP

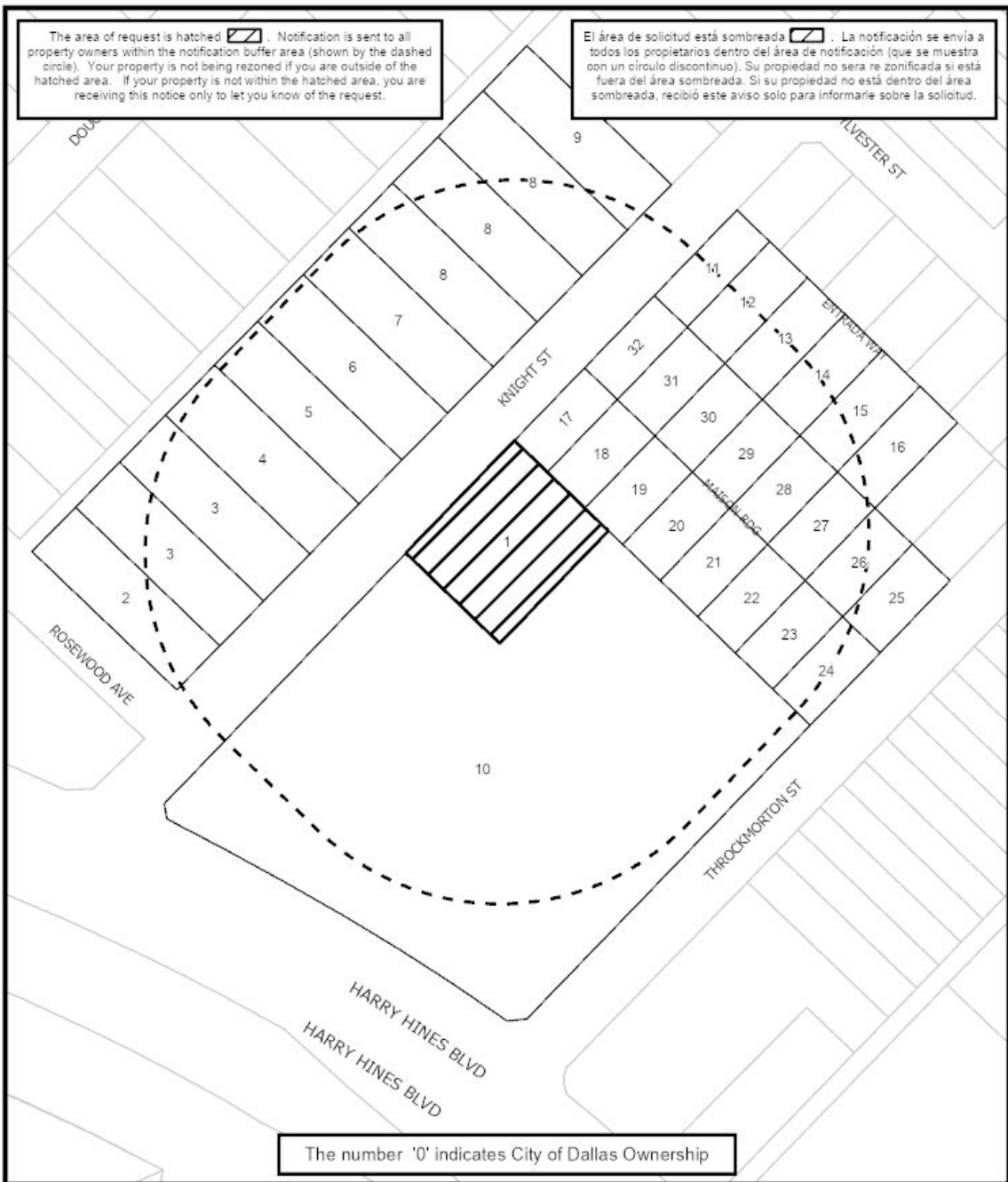
- Area Of Request
- Recent History

Case no: **PLAT-26-000068**

Date: **04/22/2026**

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 re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2>NOTIFICATION</h2> <p> AREA OF NOTIFICATION</p> <p> NUMBER OF PROPERTY OWNERS NOTIFIED</p>	Case no: PLAT-26-000068 Date: 4/10/2026
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Notification List of Property Owners

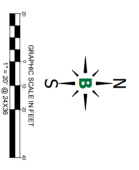
PLAT-26-000068

32 Property Owners Notified

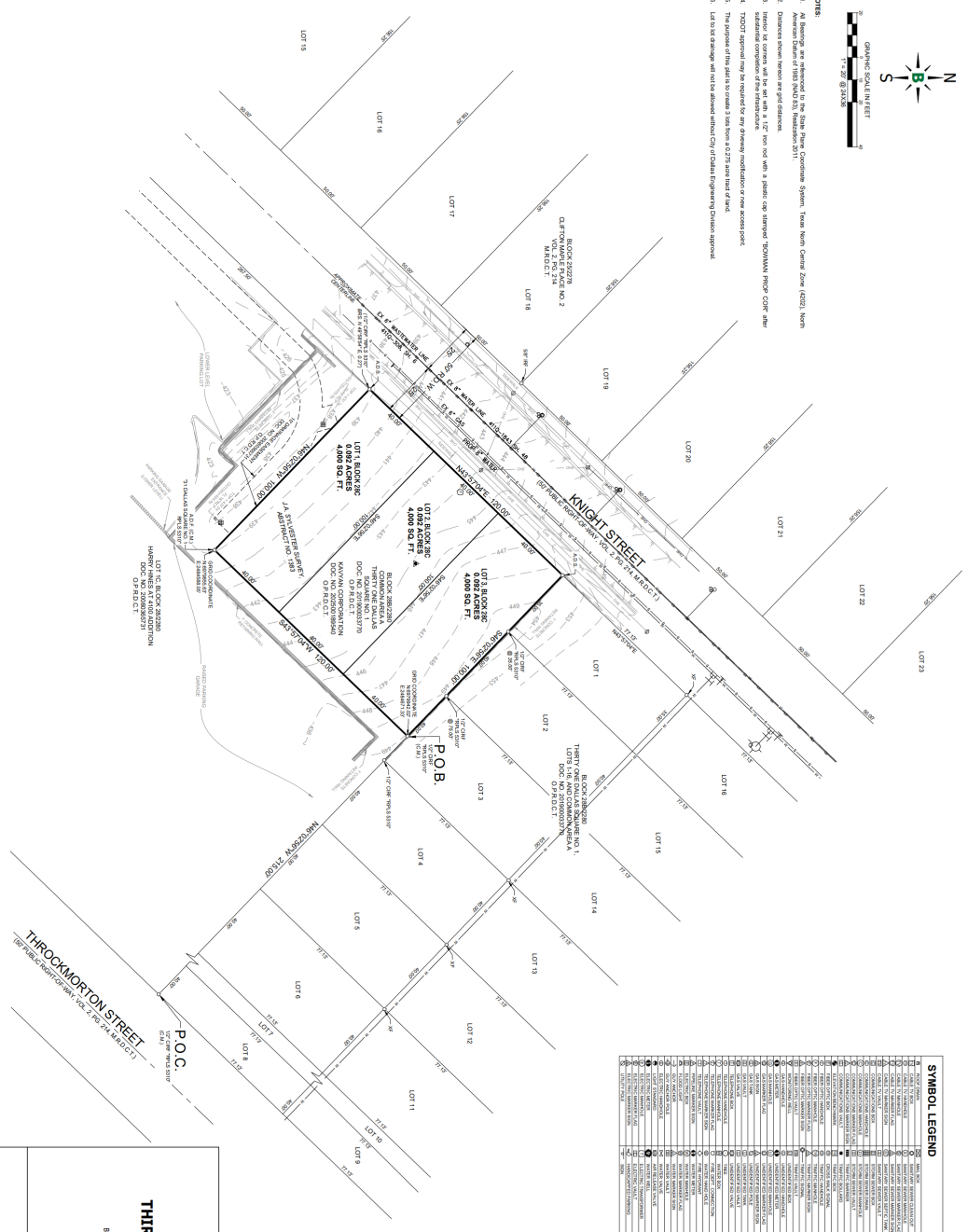
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2320 KNIGHT ST	CADG HARRY HINES LLC
2	2303 KNIGHT ST	MEDRANO PROPERTIES
3	2307 KNIGHT ST	JANSSEN KRIS
4	2315 KNIGHT ST	MEDRANO ROBERT
5	2319 KNIGHT ST	MEDRANO RICARDO
6	2323 KNIGHT ST	MEDRANO PROPERTIES INC
7	2327 KNIGHT ST	MEDRANO ROLANDO
8	2329 KNIGHT ST	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

04/10/2026

<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



- NOTES:**
- All bearings are referred to the State Plane Coordinate System, Texas North Central Zone (NAD83), North American Datum of 1983 (NAD83), Houston 2011.
 - Distances shown between any two distances.
 - Minor lot corners will be set with a 1/2" iron rod with a plastic cap stamped "BOWMAN GROUP CORP. #14".
 - TRACT boundaries are indicated by red dashed lines and dimensions of new access points.
 - The position of this plat is correct, within a 0.25" limit over the plat.
 - Let's us arrange and not be deemed a City of Dallas Engineering Division approval.

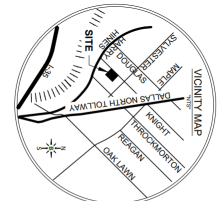


SYMBOL LEGEND

1	1/4\"/>
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LINE TYPE LEGEND

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PRELIMINARY PLAT

THIRTY ONE DALLAS SQUARE NO. 3

LOT 1-3 BLOCK 28C/2280

BENEFIT AREA FOR ALL OF COMMON AREA A BLOCK 28C/2280.

THIRTY ONE DALLAS SQUARE NO. 1, AND WITHIN THE BLOCK 28C/2280, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

PREPARED BY: BOWMAN GROUP CORP.

Bowman

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 Dallas, Texas 75240
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SCALE: 1/4\"/>

