

**CITY PLAN COMMISSION****THURSDAY, APRIL 9, 2026****FILE NUMBER:** S234-120R**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Gaston Avenue, west of Grand Avenue**DATE FILED:** March 11, 2026**ZONING:** PD 808**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20808.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.742-acres**APPLICANT/OWNER:** 3G White Rock, LLC

**REQUEST:** An application to replat a previously approved preliminary plat S234-120 to create one lot from a 0.742-acre tract of land containing part of Lot 11B in City Block E/2738 and part of City Block 2746 on property located on Gaston Avenue, west of Grand Avenue.

**SUBDIVISION HISTORY:**

1. S245-119 was a request east of the present request to create one 0.432-acre lot from a tract of land in City Block 2700 on property located on East Grand Avenue/State Highway No. 78, at the terminus of Gaston Avenue. The request was approved on April 10, 2025, and was recorded on September 10, 2025.
2. S234-182 was a request southwest of the present request to replat a 0.389-acre tract of land containing all of Lots 11 and 12 in City Block D/2737 to create one lot on property located on East Grand Avenue/ State Highway No. 78 at Casa Loma Avenue, west corner. The request was approved on September 19, 2024, but has not been recorded.
3. S201-710 was a request southeast of the present request to create a 3.8776-acre lot from a tract of land in City Block 2700 on property located on East Grand Avenue, northeast of Coronado Avenue. The request was approved on August 19, 2021, and was recorded on October 10, 2025. Amending Plat Minor S201-710APM was submitted and was recorded on December 2, 2025.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 808; 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 one.

**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 50 feet of right-of-way (via fee simple) from the established center line of Grand Avenue. *Section 51A 8.602(c)*
16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Gaston Avenue. *Section 51A 8.602(c)*

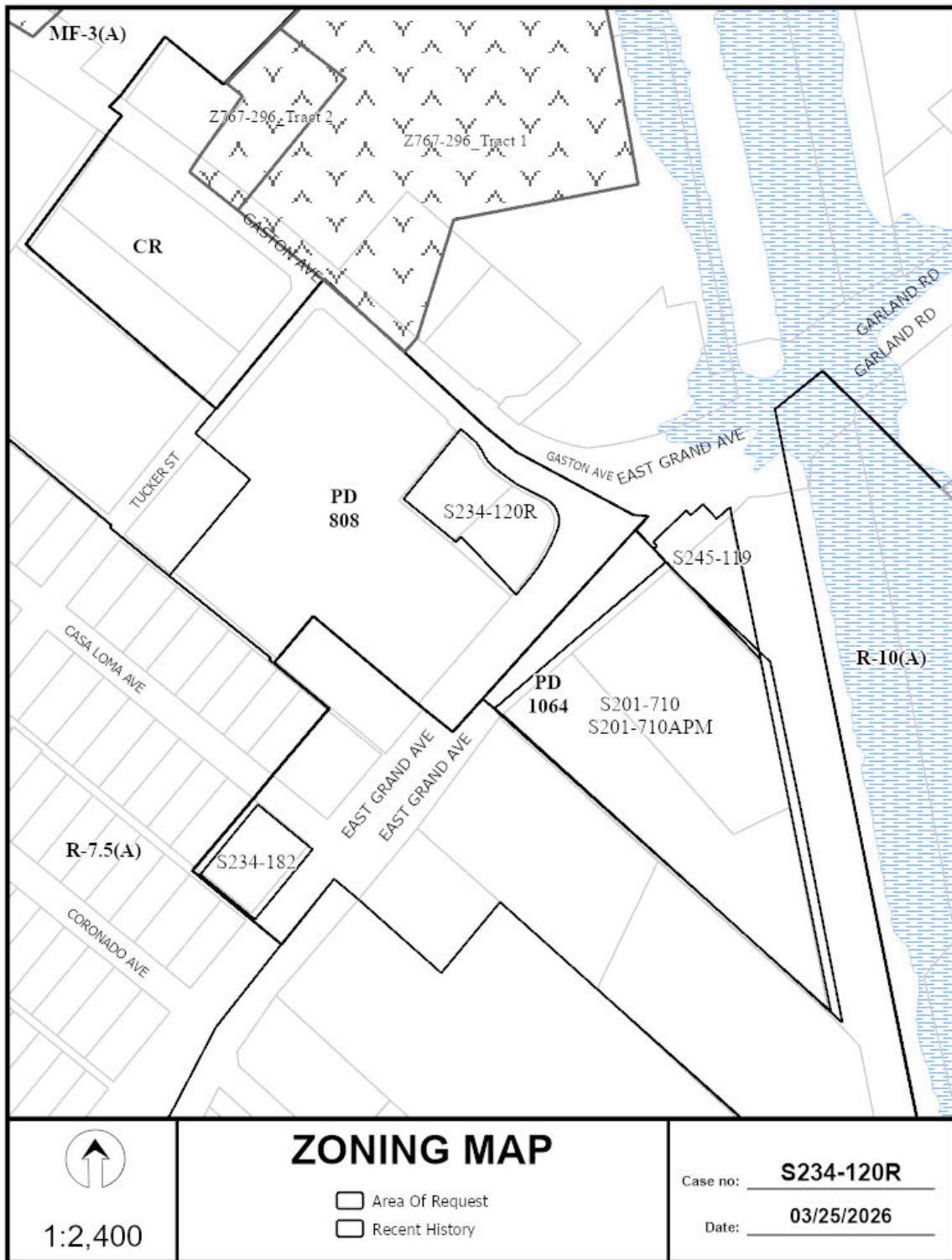
17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Gaston Avenue and Grand Avenue. Section 51A 8.602(d)(1)
18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
19. TXDOT approval may be required for any driveway modifications or new access.
20. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

**Survey (SPRG) Conditions:**

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

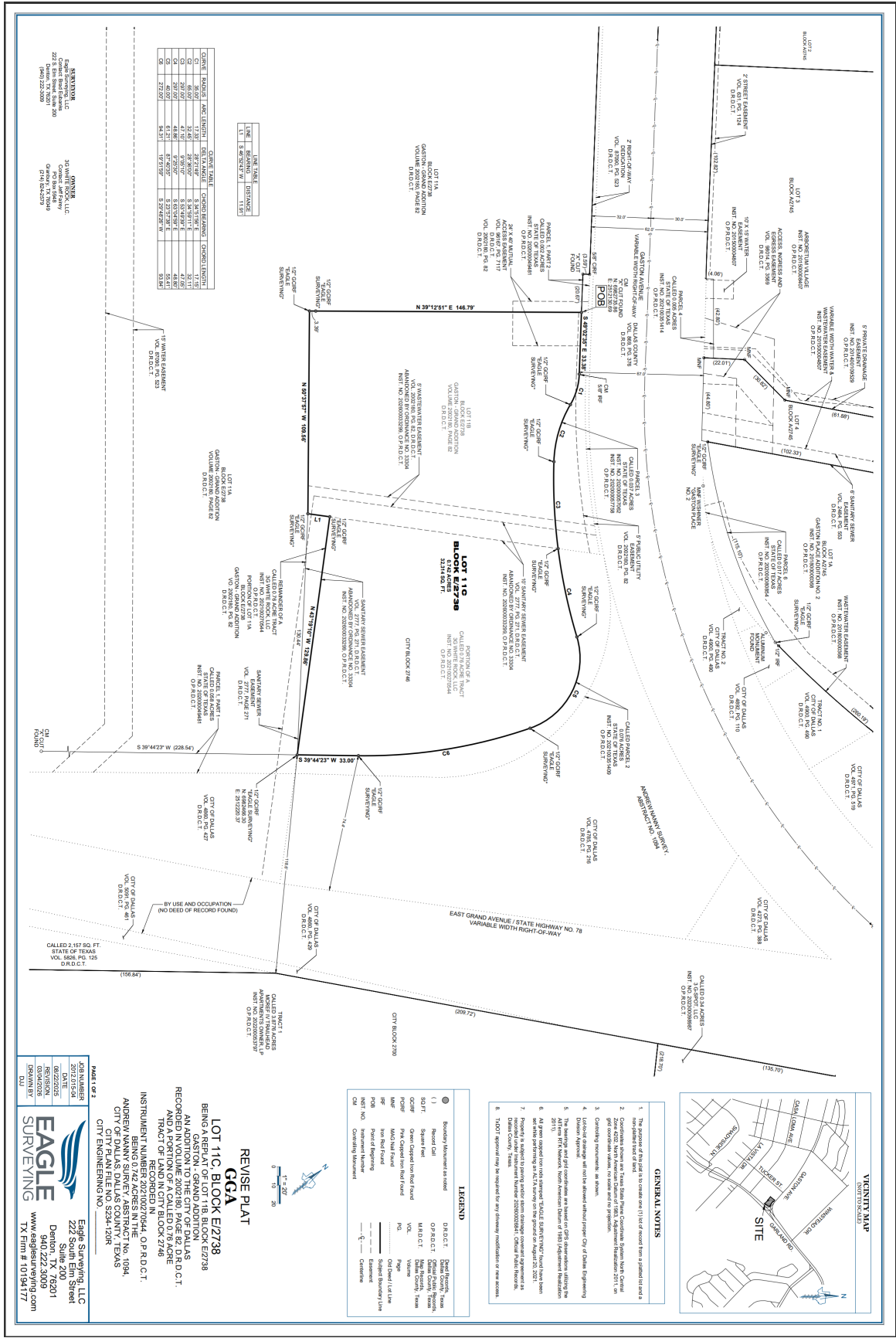
**Real Estate/ GIS, Lot & Block Conditions:**

24. On the final plat, show the abandonment easements as: “Abandonment authorized by Ordinance No. \_\_\_\_\_, recorded as Inst. No. \_\_\_\_\_.”
25. On the final plat, identify the property as Lot 11C in City Block E/2738.





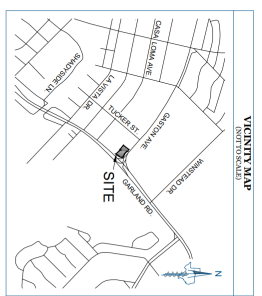
 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area Of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S234-120R</b>          </u> Date: <u>          <b>03/25/2026</b>          </u>
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CHAINS	MARKERS	HEIGHTS	DATE	BY	REVISION
1	1	1	1/20	1	1
2	2	2	2/20	2	2
3	3	3	3/20	3	3
4	4	4	4/20	4	4
5	5	5	5/20	5	5
6	6	6	6/20	6	6
7	7	7	7/20	7	7
8	8	8	8/20	8	8
9	9	9	9/20	9	9
10	10	10	10/20	10	10
11	11	11	11/20	11	11
12	12	12	12/20	12	12
13	13	13	13/20	13	13
14	14	14	14/20	14	14
15	15	15	15/20	15	15
16	16	16	16/20	16	16
17	17	17	17/20	17	17
18	18	18	18/20	18	18
19	19	19	19/20	19	19
20	20	20	20/20	20	20

NEWYORK  
 222 South Elm Street  
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 (972) 232-2000

EAGLE  
 222 South Elm Street  
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 Dallas, TX 75201  
 (972) 232-2000



- ### GENERAL NOTES
- The purpose of this plan is to show one (1) lot or more as indicated on a plat of the same.
  - This plat is based on the City of Dallas Survey, Dallas Survey No. 2011-001, as shown on the City of Dallas Survey, Dallas Survey No. 2011-001, on file in the City of Dallas Survey Office.
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  - All areas shown on this plat are based on the City of Dallas Survey, Dallas Survey No. 2011-001, as shown on the City of Dallas Survey, Dallas Survey No. 2011-001, on file in the City of Dallas Survey Office.
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### LEGEND

Symbol	Description
(1)	Boundary Instrument as noted
(2)	Report Case
(3)	Survey Line
(4)	Iron Nail Found
(5)	Iron Pipe Found
(6)	Iron Rod Found
(7)	Iron Bolt Found
(8)	Point of Beginning
(9)	Point of Curvature
(10)	Point of Tangency
(11)	Point of Intersection
(12)	Point of Vertical Intersection
(13)	Point of Horizontal Intersection
(14)	Point of Spiral Intersection
(15)	Point of Curvature
(16)	Point of Tangency
(17)	Point of Intersection
(18)	Point of Vertical Intersection
(19)	Point of Horizontal Intersection
(20)	Point of Spiral Intersection

**REVISE PLAN**  
**GGA**  
**LOT 110, BLOCK E2738**  
**BEING A REPART OF LOT 118, BLOCK E2738**  
**AND A PORTION OF THE CITY OF DALLAS**  
**AND A PORTION OF A CALLED 0.75 ACRE**  
**TRACT OF LAND IN CITY BLOCK 2746**  
**BEING 0.742 ACRES IN THE**  
**ANDREW WANN SURVEY, ASSACT NO. 1094,**  
**CITY PLAN FILE NO. S234-120R**  
**CITY ENGINEERING NO.**

